



**Monkhill Lane, PONTEFRACT WF8 1RX**



**Welcome to**

**Monkhill Lane, PONTEFRACT**

**\*\*\*GUIDE PRICE £300,000 - £320,000\*\*\* NOT TO BE MISSED THREE BEDROOM DETACHED TRUE BUNGALOW, OFFERING A GREAT SIZE DRIVE, DETACHED GARAGE, STUNNING MANICURED GARDENS, LARGE CONSERVATORY, THROUGH LOUNGE DINER, DINING KITCHEN, THREE GOOD SIZE BEDROOMS AND THE HOUSE BATHROOM. NOT TO BE MISSED!!**



## Summary

Offered for sale is this beautiful and very spacious three bedroom detached true bungalow. Boasting a great size drive offering off ample road parking, beautiful front/rear gardens. Internally the property briefly comprises of superbly fitted spacious dining kitchen, through lounge, spacious conservatory overlooking the beautiful rear gardens, three good size bedrooms and the house bathroom. Ideally positioned in this sought after location of Pontefract and close to local amenities and good transport links.

## Through Lounge Diner

24' 2" x 10' 4" ( 7.37m x 3.15m )

With double glazed windows to the front and rear aspects, a gas fire place, wall lights and gas central heating radiator.

## Dining Room

8' 7" x 8' 7" ( 2.62m x 2.62m )

With a gas central heating radiator.

## Dining Kitchen

8' 2" x 19' 9" ( 2.49m x 6.02m )

A fitted kitchen consisting of wall and base units with work surfaces over, a bowl and half sink with tiling to the splash back, a gas hob with cooker hood, an electric oven with grill, washing machine, fridge freezer, a cupboard housing the central heating boiler, custom built dressers to match work surfaces a gas central heating radiator and one window to the front and two windows to the side aspect.

## Conservatory

16' 5" x 9' 10" ( 5.00m x 3.00m )

Constructed under UPVC, with a gas central heating radiator and windows to the front and side aspects.

## Bedroom One

8' 7" x 16' ( 2.62m x 4.88m )

With a double glazed window to the rear aspect, large walk in room with built in wardrobes and a gas central heating radiator.

## Bedroom Two

13' 8" x 8' 6" ( 4.17m x 2.59m )

With a double glazed window to the side aspect, free standing wardrobes, UPVC patio doors and a gas central heating radiator.

## Bedroom Three

With a double glazed window to the side aspect, wardrobes, spot lights to the ceiling and a gas central heating radiator.

## Bathroom

A low level flush wc, wash hand basin set in a vanity unit, bath with mixer taps and an electric shower over, partly tiled to the walls, tiled flooring, spot lights to the ceiling, a chrome heated towel rail and a double glazed window to the side aspect.

## Front Garden

With double gates opening onto a large tarmac driveway, stone walls and timber fencing surround a lawned garden with mature planting to the boarder.

## Rear Garden

Very private large rear garden, mainly laid to lawn with a patio seating area, planting to the boarder and a detached garage.



**view this property online** [williamhbrown.co.uk/Property/PON115014](http://williamhbrown.co.uk/Property/PON115014)



## Welcome to Monkhill Lane, PONTEFRACT

- \*\*\*GUIDE PRICE £300,000 - £320,000\*\*\*
- THREE BEDROOM DETACHED TRUE BUNGALOW
- LARGE CONSERVATORY
- DRIVEWAY AND GARAGE
- EXTREMELY SPACIOUS
- LARGE KITCHEN/DINER
- THROUGH LOUNGE
- BEAUTIFUL GARDENS

Tenure: Freehold EPC Rating: Awaited

guide price

**£300,000 - £320,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON115014](http://williamhbrown.co.uk/Property/PON115014)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
PON115014 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRACT, West Yorkshire,  
WF8 1AT



[williamhbrown.co.uk](http://williamhbrown.co.uk)