



Summer Meadow, The Uplands, Mill Hill Lane Pontefract WF8 4HZ

Welcome to

Summer Meadow, The Uplands, Mill Hill Lane Pontefract

GUIDE PRICE £450,000 - £500,000 Superb four bedroom DETACHED BUNGALOW with NO ONWARD CHAIN! On a GENEROUS PLOT in a desirable private south-side cul-de-sac, a short distance away from Pontefract town centre. Extremely versatile home with TWO RECEPTION ROOMS, KITCHEN/DINER, and a DOUBLE GARAGE.



Entrance Hallway

Timber panelled and glazed door with full length glazed window to the side, a double glazed window, two gas central heating radiators, light real oak flooring and a large built in storage cupboard. Access into the kitchen, dining room, all four bedrooms, and the shower room.

Kitchen/ Diner

13' 9" x 11' 3" (4.19m x 3.43m)

A fully fitted kitchen consisting of a range of wall and base units with complimentary work surfaces over, incorporating a bowl and half sink and drainer with waste disposal unit, gas hob with extractor over, double oven, space for fridge and dishwasher, tiled splash back and a gas central heating radiator. Space for dining table, triple panel double glazed timber framed window with views to the front and access into utility room.

Utility Room

5' 11" x 11' 2" (1.80m x 3.40m)

With wall and base units, double sink, space for large fridge/freezer, plumbing for washing machine, a gas central heating radiator, part tiled walls, single glazed timber framed window, access to the wc and a door leading into the garden.

Wc

Low level flush WC and a timber framed window with privacy glass.

Dining Room

13' x 11' 10" (3.96m x 3.61m)

With three double glazed timber framed windows facing the garden and a gas central heating radiator.

Lounge

21' 7" x 13' (6.58m x 3.96m)

Double glazed timber framed French doors leading into the garden, fireplace, a double gas central heating radiator and a double glazed timber framed window.

Bedroom One

10' 11" x 11' 3" (3.33m x 3.43m)

With a triple panel double glazed timber framed window, built in wardrobes and a gas central heating radiator. Access into the ensuite.

Ensuite

5' 7" x 5' 5" (1.70m x 1.65m)

A suite consisting of a low level flush WC, wash hand basin and an electric shower, fully tiled, a gas central heating radiator and a timber framed window with privacy glass.

Bedroom Two

16' 9" x 9' 10" (5.11m x 3.00m)

With two double glazed timber framed windows overlooking the garden and two gas central heating radiators.

Bedroom Three

11' x 10' 2" (3.35m x 3.10m)

With a triple panel double glazed timber framed window overlooking the garden, access into the dressing room and a gas central heating radiator.

Dressing Room

5' 5" x 3' 10" (1.65m x 1.17m)

With a timber framed window with privacy glass, fitted base unit with wall cupboards.

Bedroom Four/ Office

8' x 8' (2.44m x 2.44m)

With a double glazed timber framed window and a gas central heating radiator.

Shower Room

7' 10" x 8' (2.39m x 2.44m)

A three piece fitted suite consisting of a low level flush WC, wash hand basin set in a vanity unit, and large walk in shower cubicle. Fully tiled, spotlights, extractor fan, a gas central heating radiator and matching electric heated towel and a glazed timber frame window with privacy glass.

Exterior

To the front of the property is a driveway providing ample off street parking leading to a double garage with up and over doors. Easy to maintain garden to the front with patio area. To the rear and side of the property is an extensive laid to lawn private garden with mature plants and shrubs with hedge boundaries, ideal for outdoor entertaining.

Garage

18' x 18' 2" (5.49m x 5.54m)

With a large double garage, power and lighting, boiler, up and over aluminium garage doors, a window with security glass and a solid timber door to rear garden. Potential to convert to a gym/office/workshop should a potential buyer wish to. Boiler new in 2019.



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Summer Meadow The Uplands, Mill Hill Lane Pontefract

- ***GUIDE PRICE £450,000-£500,000***
- Four Bedroom Detached Bungalow Plus Two Reception Rooms
- NO ONWARD CHAIN
- Ensuite To Master Bedroom
- Utility Room & Additional WC

Tenure: Freehold EPC Rating: D

guide price

£450,000 - £500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON114444 - 0011

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