



william
h brown
for sale
01977 791406

Larks Hill, Pontefract WF8 4LR

Welcome to

Larks Hill, Pontefract

Three bedroom detached true bungalow, large lounge/diner, fitted kitchen and shower room. Attractive private rear garden, large driveway and detached garage, great location!!



Summary

Offered for sale with no upper chain and situated on the popular Larks Hill estate is this three bedroom detached true bungalow with accommodation briefly comprising of side entrance door, fitted kitchen, lounge/diner, three good size bedrooms and the shower room. This bungalow is perfect for those looking for accommodation all on one level. Externally there are well enclosed rear garden, large driveway and detached garage. Perfectly situated on the south side of Pontefract and is close by to Pontefract town centre and as easy access to both road and rail links.

Lounge/ Diner

24' 10" x 11' 7" (7.57m x 3.53m)

With a UPVC double glazed window to the front aspect, electric fire, stone fire place and heath, cupboard housing hot water tank, two gas central heating radiators and two UPVC double glazed windows to the side and front aspect.

Kitchen

13' 1" x 8' 8" (3.99m x 2.64m)

A fitted kitchen consisting of wall and base units with work surfaces over, sink and drainer free standing electric oven and hob, plumbing for washing machine, wall mounted boiler, vinyl floor covering, tiled splash back, gas central heating radiator, UPVC double glazed window to the front aspect and a side entrance door.

Landing

With access to the loft and partly boarded.

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Shower Room

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, part tiled to walls, vinyl floor covering and a UPVC double glazed window to the side aspect.

Front Garden

A lawned garden to the front, large tarmacadam driveway to the side which leads to the detached garage.

Rear Garden

A well enclosed rear garden, neatly laid to lawn, timber fenced, privet creating borders, side door access in the garage and a garden shed.



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Welcome to

Larks Hill, Pontefract

- Three Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Large Driveway And Detached Garage
- Private Gardens
- Lots Of Local Amenities

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117356 - 0005

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