

**Stella Gardens, Pontefract WF8 2SR** 

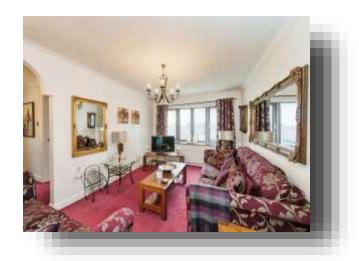


# Welcome to

# **Stella Gardens, Pontefract**

Offered for sale with NO ONWARD CHAIN is this large three bedroom Detached Bungalow with a large driveway and garage set in a popular residential area, close to local amenities and Pontefract Town Centre. Easy access to motorway links of the M62, A1 motorways and train stations PERFECT for commuters













### **Summary**

Offered for sale with NO CHAIN is this beautiful three bedroom detached true bungalow perfect for those looking for accommodation all on one level. The bungalow is located in a very popular area of Pontefract and sits proudly on a good sized plot towards the end of the cul-de-sac. With easy access to motorway links of the M62 and A1 motorways, a nearby railway station whose network from Monkhill station services trains to Leeds, Wakefield, Doncaster, York and London. A bus station perfect to access all areas within Pontefract and the surrounding towns. Internally the layout comprises of side entrance hallway, lounge, fitted kitchen, three bedrooms and the bathroom. Externally there is a great size driveway which leads up to the detached garage and to the rear. The garden is very low maintenance. This truly is a lovely bungalow and it MUST be viewed!!

#### **Entrance Hall**

With a UPVC double glazed front entrance door, shelved storage cupboard and a gas central heating radiator.

### Lounge

15' 9" x 10' 11" ( 4.80m x 3.33m )

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

## **Dining Room**

9' 10" x 8' 10" ( 3.00m x 2.69m )

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

#### Kitchen

9' 5" x 9' 11" ( 2.87m x 3.02m )

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

#### **Bedroom One**

11' 9" x 9' 10" ( 3.58m x 3.00m )
With a UPVC double glazed window

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

#### **Bedroom Two**

10' 10" x 8' (3.30m x 2.44m)
With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

#### **Bedroom Three**

8' 9" x 7' 8" ( 2.67m x 2.34m )

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

### **Bathroom**

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

#### **Front Garden**

With a large driveway which leads to the detached garage and a lawned garden.

## Garage

With an up and over door. The garage has electric.





## Welcome to

# Stella Gardens, Pontefract

- Three Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Two Reception Rooms
- Large Driveway And Garage
- Popular Residential Area

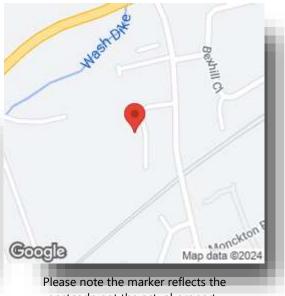
Tenure: Freehold EPC Rating: C

£275,000

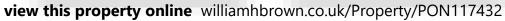








postcode not the actual property





Property Ref: PON117432 - 0006 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





## 01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk