



**Holgate Road, Pontefract WF8 4ND**



**Welcome to**

**Holgate Road, Pontefract**

Sold with NO ONWARD CHAIN! A TWO bedroom detached bungalow located on the sought after location of Holgate Road. This property has huge potential with options to extend into the loft, rear or to modernise will add significant value. Sitting on a substantial plot and benefiting from a driveway.



### **Entrance Hall**

With a UPVC door to the front, coat cupboard and a gas central heating radiator.

### **Lounge**

11' 10" x 17' 5" ( 3.61m x 5.31m )

With a UPVC double glazed window to the front aspect, gas fire and stone surround, archway to the dining room and a gas central heating radiator.

### **Dining Room**

8' 5" x 9' 11" ( 2.57m x 3.02m )

With French doors to the rear, coving and a gas central heating radiator.

### **Kitchen**

8' 6" x 10' 10" ( 2.59m x 3.30m )

A fitted kitchen consisting of wall and base units with work surfaces over, door to the back porch, stainless steel sink and drainer, space for under counter washing machine, space for tall fridge, strip light, tiled walls, wall hung boiler, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Bedroom One**

11' 4" x 10' 11" ( 3.45m x 3.33m )

With a UPVC double glazed window to the front aspect, built in wardrobes and a gas central heating radiator.

### **Bedroom Two**

10' x 11' 8" ( 3.05m x 3.56m )

With a UPVC double glazed window to the rear aspect, built in wardrobes, loft hatch and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, separate shower, tiled walls, gas central heating radiator and a UPVC double glazed frosted window to the rear aspect.

### **Rear Porch**

With a UPVC doors to the front and rear.

### **Front Garden**

With a brick laid driveway, storage shed and a grass path and access to the garage.

### **Rear Garden**

An enclosed rear garden with a patio seating area and a storage shed.



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## Welcome to

### Holgate Road, Pontefract

- Two Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Garage And Driveway
- In Need Of An Update
- South Side Of Pontefract

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117708 - 0004

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