

Mayfair Place, Hemsworth



Offers Over £390,000



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Presenting this charming detached bungalow, nestled in the heart of lush greenery, this stunning detached bungalow offers the perfect blend of spacious interiors and expansive outdoor living that invites serenity. Step inside and be greeted by the grandeur of spacious rooms that provide modern living and ample space for relaxation and entertainment. Situated in a desirable neighbourhood, this property offers a rare advantage of being just moments away from a diverse array of amenities such as schools, pubs, superb dining options, supermarkets and shops.



- Spacious, Custom Built, Detached Bungalow In A Private Setting
- Large Reception Hall
- Spacious Well Fitted Kitchen
- Conservatory and Utility Room
- Master Bedroom with En-Suite, Three Further Doubled Bedrooms
- Family Bathroom With Modern Suite
- Provides Privacy And a Sense Of Seclusion
- Double Garage and Wide Driveway
- Council Tax Band D
- EPC Grade D

Call **01777 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

A large space with access to the loft and two radiators.

Lounge

24'5 x 14'7 (7.44m x 4.45m)

With windows to three walls, Adam style fire surround with living flame gas fire, coved ceiling and two radiators.

Kitchen

16'6 x 12'6 max (5.03m x 3.81m max)

With fitted cupboards, drawers and units, work surfaces and composite splash backs, a single sink drainer with a chrome mixer tap, built in double oven, 4 ring gas hob and chimney style extractor hood over, a window to the front, a radiator and integral lights to the ceiling.

Utility Room

9'7 x 5'3 (2.92m x 1.60m)

With work surfaces, base and wall cupboards and larder unit, concealed plumbing for washing machine, a radiator, laminate floor and a door to the front of the property.

Sun Lounge

9'0 x 8'1 (2.74m x 2.46m)

With access from the utility room via French doors, a radiator, laminate flooring and French doors to the garden.

Main Bedroom

14'6 x 14'1 (4.42m x 4.29m)

A beautiful bright, light and airy room with fitted wardrobes to two walls forming a bed recess, further drawer and dressing table, a radiator and window to the rear.

En Suite Shower Room

7'11 x 4'7 (2.41m x 1.40m)

A low flush wc, pedestal hand wash basin, shower cubicle, heated chrome towel rail, panelled walls and ceiling with inset lighting.

Bedroom Two

12'3 x 9'8 (3.73m x 2.95m)

With a fitted wardrobe along one wall, a radiator and window to the rear.

Bedroom Three

11'7 x 9'7 (3.53m x 2.92m)

Coved ceiling, a radiator and a window to the side.

Bedroom Four

10'3 x 9'8 (3.12m x 2.95m)

With a window to the rear and a radiator.

Family Bathroom

7'11 x 6'9 (2.41m x 2.06m)


A low flush wc, vanity wash hand basin, corner panelled bath, shower cubicle with curved screen and mira shower, heated chrome towel rail, integral lights to panelled ceiling, panelled walls, tiled floor and uPVC frosted window.

External

Approached along a private driveway, you enter the property through wide gates which lead onto a large area of driveway/parking which gives access to the detached double garage. To the front of the property there are areas of lawn and mature shrub beds with several fruit trees and then, to the side of the property is a further area of lawn and paved patio which is well screened and private. Across the rear of the property and the other side are areas of lawn and paved footways. The whole site offers a high degree of privacy and is great for children or grandchildren to play.

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**



Floor Plan


GROUND FLOOR
1365 sq.ft. (126.8 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intropix 12/2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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