

## Castlegate Drive, Pontefract



**Offers In The Region Of £230,000**



2



1



2



67

Situated on Castlegate Drive in Pontefract, this delightful bungalow offers a perfect blend of comfort and style. With two spacious reception rooms, this property provides ample space for relaxation and entertaining. The two well-appointed bedrooms are designed to ensure a restful night's sleep, while the modern bathroom adds to the convenience of daily living.

One of the stand-out features of this home is the lovely conservatory, which invites natural light and offers a serene space to enjoy the outstanding views of the surrounding landscape. The landscaped gardens enhance the appeal of the property, providing a tranquil outdoor retreat for gardening enthusiasts or those who simply wish to unwind in nature. For those with vehicles, the property boasts multiple parking options, ensuring that you and your guests will always have a convenient place to park. This bungalow is not just a home; it is a lifestyle choice, offering a peaceful setting while remaining close to local amenities.

In summary, this charming bungalow on Castlegate Drive is an excellent opportunity for anyone seeking a comfortable and picturesque living space in Pontefract. With its inviting interiors, stunning views, and well-maintained gardens, it is sure to impress. Do not miss the chance to make this lovely property your new home.



- Far reaching views to the rear
- Sought after location to the South side of Town
- Great retirement home
- Good size lounge, conservatory
- Fitted kitchen with integrated appliances
- Two double bedrooms with fitted robes
- House bathroom. Gardens to front and rear and detached garage
- Freehold
- Council tax band C
- EPC rating D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Entrance Lobby

10'1" x 10'1" (3.08 x 3.08)

A useful entry area.

### Lounge

17'2" x 9'10" (5.24 x 3.0)

A lovely large and bright open room with a bay window to the front of the property and having a living flame gas fire set within an arched feature on a marble hearth. Central heating radiator and a coved ceiling.

### Kitchen

9'10" x 11'10" (3.02 x 3.62)

A lovely bright room with ample natural light and fitted with a good range of units with base cupboards and drawers with laminate work surfaces and incorporating an integrated oven with 4 ring gas hob and, extractor hood over, plumbing for an automatic washing machine and central heating radiator.

### Conservatory

9'10" x 9'8" (3.0 x 2.96)

Perfect use for a sunlit dining area or extra living space. The conservatory has sliding patio doors out towards the garden.

### Bedroom 1

13'6" x 9'10" (4.14 x 3.01)

An excellent sized room with ranges of fitted wardrobes to the side and over the bed area. A large rear facing window offering excellent panoramic views over open countryside to the rear of the property.

### Bedroom 2

11'1" x 8'9" (3.4 x 2.67)

Bedroom two has more storage with fitted wardrobes and a wide, rear facing window giving ample natural light and with views to the front of the property.

### Family Bathroom

6'4" x 5'7" (1.95 x 1.71)

The family bathroom has fully tiled walls and a tiled floor, with a low flush toilet, wash hand basin and a panelled bath. A UPVC frosted window.

### Front Garden

With a flagged driveway leading down to the single garage and an area of lawn with flower and shrub beds. This landscaped area has great kerb appeal.

### Rear Garden

The rear of the property has a patio area with gardens and established flower and shrub beds and with the rear boundary adjoining open farmland and offers excellent open views.

### Single Garage

At the end of driveway is a single garage to the side of the property and parking for 4 cars.





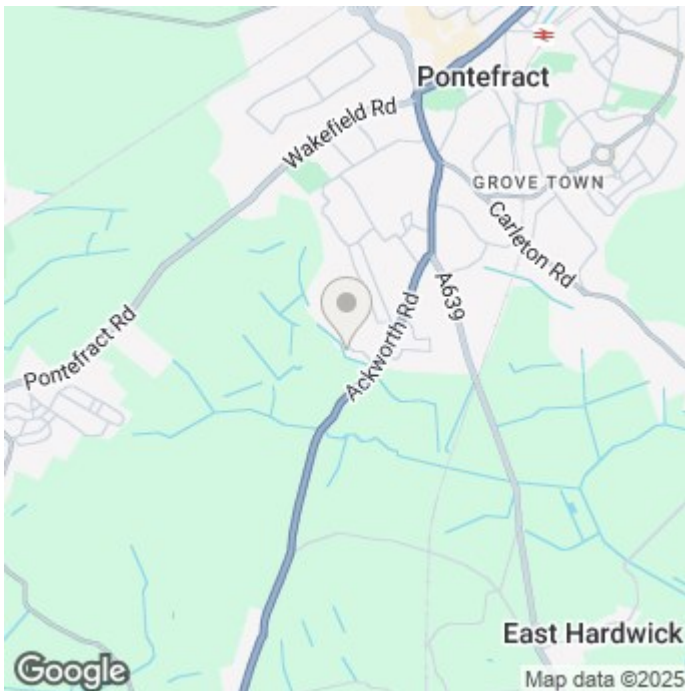


## Floor Plan


### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative 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 Metropix ©2025



### Energy Efficiency Rating


	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

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