



1 Clayton View

South Kirkby, Pontefract, WF9 3RE

£200,000



Offered for sale with no vendor chain is this spacious three bedroom detached bungalow which is located at the beginning of the cul-de-sac and close to Howal woodlands providing lovely walks. This home is perfect for those looking for accommodation which is all on one level. Internally the kitchen requires some cosmetic works. Internally the layout comprises of front entrance porch, very spacious lounge/diner, kitchen, three decent size bedrooms and a wet room. Externally there is a driveway and lawned garden to the front with access that leads down the side on to the larger than average south facing rear garden which is well positioned for the sun. The bungalow is above average in size and would suit all kinds of buyers not just the retired. This home is suitable for families or people looking for accommodation looking on one level.



GROUND FLOOR

ENTRANCE PORCH

With a UPVC double glazed front entrance door with side glass panels, cupboard housing the boiler and a gas central heating radiator.

LOUNGE

With a double glazed timber framed window to the front aspect, focal fireplace surround with a marble hearth inset, matching hearth with inset gas fire, archway into the dining area, with UPVC double glazed French doors into the rear garden and a gas central heating radiator.

KITCHEN

A fitted kitchen consisting of wall and base units with work surfaces over incorporating a sink and drainer, and tiling to the splash back. With space for a washing machine and fridge freezer, vinyl floor covering, a gas central heating radiator and a UPVC double glazed window to the side aspect.

BEDROOM ONE

With a timber framed double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

BEDROOM TWO

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

BEDROOM THREE

With timber framed double glazed windows to the rear aspect, laminate flooring and a gas central heating radiator.

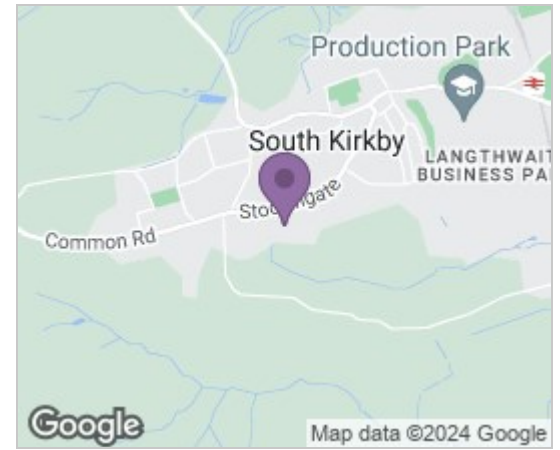
WET ROOM

A suite consisting of a low level flush wc, wash hand basin, electric shower with curtain and an extractor fan. With vinyl floor covering, fully tiled walls, UPVC panelling to the ceiling a gas central heating radiator and a UPVC double glazed window to the side aspect.

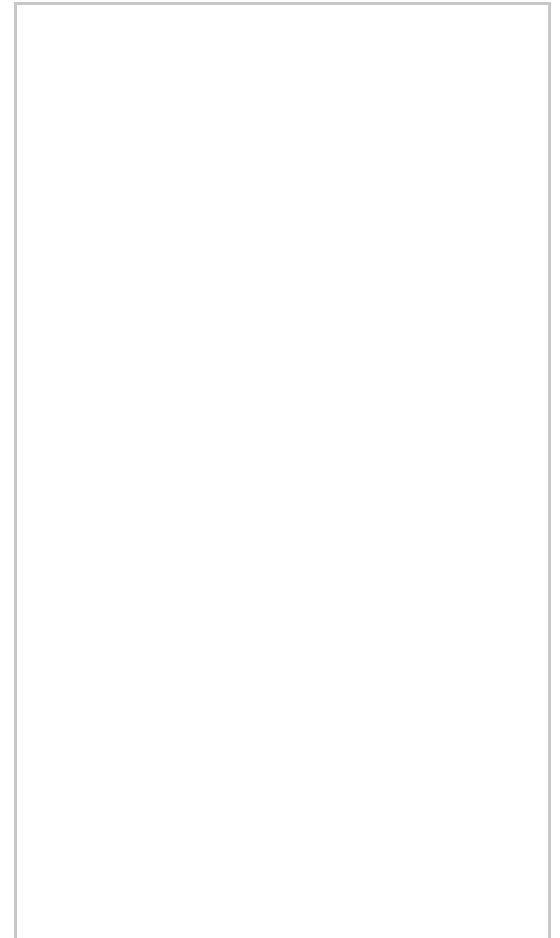
OUTSIDE

A well enclosed good size garden which is laid to lawn with timber fencing surround. A paved patio seating area, garden shed, gated access with path leading down the side to the front of the property.

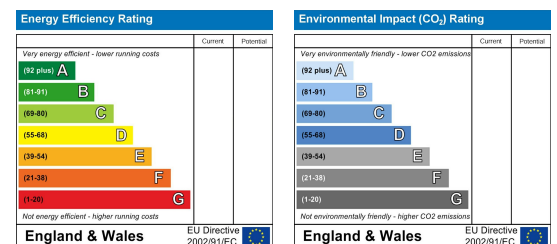
Area Map



Floor Plans



Energy Efficiency Graph



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