



Park Lane, Pontefract

£550,000


MARTIN & CO

Park Lane, Pontefract

Bungalow - Detached
5 Bedrooms, 2 Bathroom

£550,000

- PRIVATE ROAD GIVES ACCESS INTO THE PROPERTY
- POPULAR LOCATION CLOSE TO TOWN CENTRE AND TRANSPORT LINKS
- DETACHED BUNGALOW
- RECENTLY BUILT, MODERN FITTINGS THROUGHOUT
- PORCELAIN TILED FLOORS TO LIVING AREAS
- INTEGRATED APPLIANCES IN DINING KITCHEN
- FIVE BEDROOMS, FOUR WITH DIRECT ACCESS INTO THE GARDEN
- SPACIOUS ACCOMMODATION
- OFFERED WITH NO ONWARD CHAIN
- EPC BAND B, COUNCIL TAX BAND E

A TRULY IMPRESSIVE INDIVIDUALLY BUILT 5 DOUBLE BEDROOM, 2 BATHROOM, DETACHED BUNGALOW, Set within ENVIABLE, EXPANSIVE LANDSCAPED GARDENS within one of Pontefract's most HIGHLY SOUGHT AFTER ADDRESSES, PARK LANE. BOASTING a WEALTH of LOCAL AMENITIES, including PONTEFRAC TOWN CENTRE, PARK, ASPIRE & XSCAPE/J32. IDEALLY PLACED having the M62 within JUST 2.5 miles away, providing access to the Northern Motorway Infrastructure for those wishing to commute. The property offers EXCEPTIONALLY SPACIOUS accommodation throughout and has been finished to a HIGH SPECIFICATION, commanding an INTERNAL INSPECTION to fully appreciate the STYLE, SPACE and QUALITY this SUPERB FAMILY HOME has to offer.



Martin & Co are delighted to offer this unique and ready to move into FIVE BEDROOM DETACHED BUNGALOW which offers versatile accommodation and an ABUNDANCE OF NATURAL LIGHT. This STYLISH MODERN bungalow is tucked away just off the POPULAR LOCATION of Park Lane. Private road leading to the property, with gated access into the EXTENSIVE gardens.

THE ACCOMMODATION COMPRISES:

KITCHEN/DINING ROOM

Giving access into the property from the driveway, the dining kitchen is accessed through sliding patio doors. Fitted with an extensive range of modern gloss finish wall and base units including pan drawers. Integrated appliances include fridge/freezer, dishwasher, microwave, electric oven and hob. Laminate worktops

incorporating stainless steel one and a half bowl sink with mixer tap. LED lighting around the units adds to the modern feel. Porcelain tiled floor. Door through into the inner hall. Archway through to the utility room and further bedrooms.

INNER HALL

The tiled floor continues through from the dining kitchen. Storage cupboard. Doors into one bedroom, bathroom and living room.

LIVING ROOM

The porcelain tiled floor continues through into the living room, which is a lovely spacious room with patio doors overlooking the garden. Doors to two bedrooms.

BEDROOM

A bright bedroom with tiled floor and patio doors giving access into the garden.



BEDROOM.

A further bedroom with patio doors allowing access directly into the garden.

BEDROOM..

Accessed from the inner hall and having a continuation of the tiled floor. Windows to two aspects.

BATHROOM

Fully tiled and with obscure glazed window. Bath with shower taps. Basin and w.c. set in fitted furniture with matching cupboard/shelving unit. Ladder towel radiator.

HALL

Archway from the kitchen leads onto a further hall, which in turn gives access to the utility room and two further bedrooms. The tiled floor continues throughout.

UTILITY ROOM

With external door, part glazed and with matching side window. Laminate worktop with space and plumbing for a washing machine, and space for a tumble dryer.

BEDROOM...

A further double bedroom with patio doors leading onto a decked terrace. Door to en-suite.

EN-SUITE

Fully tiled and with obscure glazed window. Bath with shower taps. Basin and w.c. set into fitted furniture with matching bath panel. Ladder style towel rail.

BEDROOM....

A further double bedroom, again with patio doors opening onto the decked terrace.


OUTSIDE


Accessed from Park Lane, the property benefits from a private driveway which leads up to the entrance gate, giving a tucked away feel. The gardens wrap around the property and offers off road parking for several vehicles. Mainly laid to lawn, there is a terrace around the patio doors and an area of decking to the side of the property perfect for alfresco dining.

SERVICES & AGENT NOTES

Mains gas central heating with radiators. Heated ladder style towel rails to bathrooms.
Mains electricity, water and drainage.
Double glazed throughout.
Council tax band E
EPC Band B
The property will have the benefit of the remaining LABC warranty.



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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
1658.18 ft²
154.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

