



Gleneagles Road, North Featherstone

£239,000

MARTIN&CO

Gleneagles Road, North Featherstone

Bungalow - Detached 2 Bedrooms, 1 Bathroom

- IMMACULATELY PRESENTED DETACHED TRUE BUNGALOW - NO UPPER CHAIN
- HIGHLY DESIRABLE LOCATION on the FRINGES of VILLAGE of NORTH FEATHERSTONE
- BOASTING ATTRACTIVE OPEN VIEWS to the REAR
- DECEPTIVELY SPACIOUS INTERNAL LIVING ACCOMMODATION
- QUALITY COMPREHENSIVE FITTED KITCHEN with NEFF APPLIANCES
- HALLWAY, LOUNGE/DINING ROOM, 2 DOUBLE BEDROOMS and QUALITY SHOWER ROOM
- OPEN PLAN FRONT GARDEN. ENCLOSED LOW MAINTENANCE REAR GARDEN
- DRIVEWAY CONTINUES TO SIDE & REAR (Potential for garage subject to consents)
- CENTRAL for MAJOR TOWNS & CITIES. CLOSE TO JUNCTION 32/XSCAPE
- COUNCIL TAX BAND B

NO UPPER CHAIN. Boasting ATTRACTIVE OPEN VIEWS this IMMACULATELY PRESENTED TRUE DETACHED bungalow occupies an ENVIABLE POSITION within this HIGHLY DESIRABLE location in North Featherstone. Being just a SHORT DRIVE from PONTEFRACT & CASTLEFORD TOWN CENTRES, yet WELL SERVED with AMPLE LOCAL AMENITIES available in Featherstone itself. Within easy reach of M62, XSCAPE/JUNCTION 32 providing access to the NORTHERN MOTORWAY INFRASTRUCTURE. The bungalow has PLEASANT gardens with an open plan frontage mainly laid to lawn and a driveway to the side leading to the rear of the property, providing AMPLE OFF STREET PARKING and SPACE/POTENTIAL FOR A GARAGE (subject to usual consents), if required. To the rear of the property, there is an ENCLOSED LOW MAINTENANCE GARDEN having an astro turf lawn and flagged patio with the open aspect beyond. EARLY VIEWING HIGHLY RECOMMENDED.



Entrance Hallway

There is a UPVC double glazed door to the side aspect opening to this entrance hallway, having a quality laminate floor, central heating radiator and access to the loft space.

Kitchen

A quality comprehensive fitted kitchen having a range of wall, base and drawer units providing excellent storage solutions. There is a freestanding electric cooker with a chimney style extractor fan over along with integrated appliances including a Fridge Freezer, dishwasher and automatic washing machine. There are laminate work tops incorporating a single bowl sink with mixer tap over, tiled splashbacks, a window to the front aspect and tiled floor.

Lounge/Dining Room

A particularly spacious lounge/dining room. The focal point being a decorative cast iron style fireplace and a marble style hearth. Having a walk in bay to the front aspect, coving to ceiling, ceiling rose, two central heating radiators and quality laminate floor.

Bedroom One

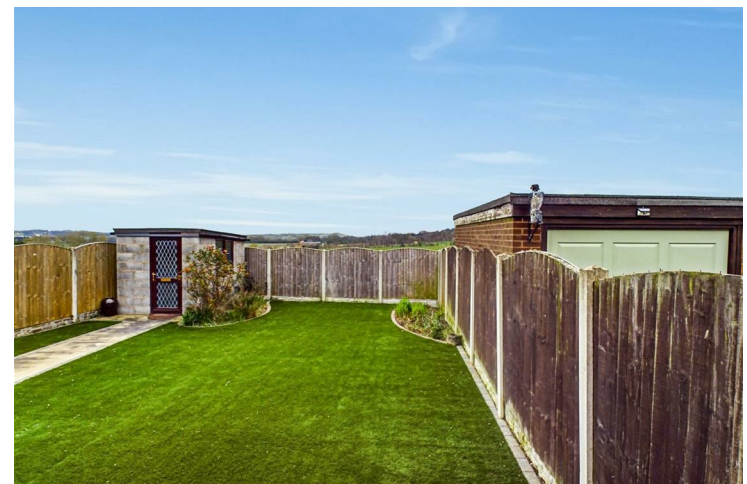
Having coving to ceiling, window to the rear aspect, central heating radiator and quality laminate floor.

Bedroom Two

Having coving to ceiling, window to the rear aspect, central heating radiator and quality laminate floor.

Shower Room

Having a quality white three piece suite including a



generous walk in shower, pedestal hand wash basin and low flush WC. There is coving to the ceiling, complementary tiling to walls, tiled floor, central heating radiator, extractor fan. Frosted window to the side aspect.

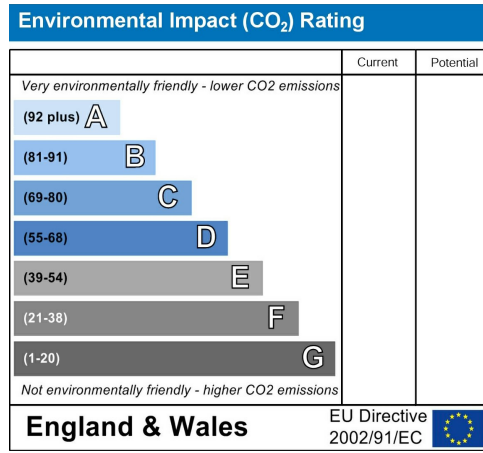
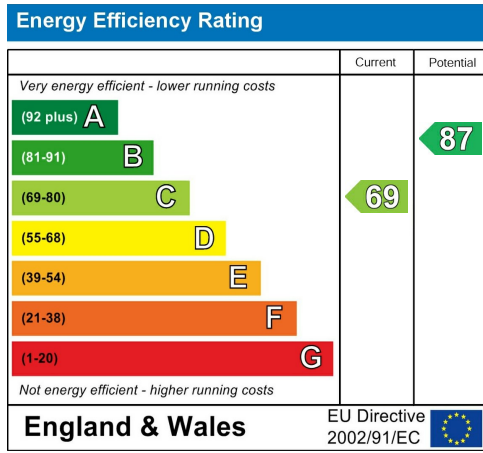
Outside Front

There is an open plan garden laid to lawn with a driveway continuing alongside the bungalow to the rear, where there is potential for a garage if required (subject to the usual consents).

Outside Rear

An attractive low maintenance enclosed garden with an open aspect beyond. There is a stone flagged patio and artificial turf lawn, ideal for relaxing on long sunny

days enjoying the open aspect over Pontefract park. golf course and beyond, which could be more easily enjoyed from sitting in the garden with a lower rear fence if the successful buyer chooses. There is also a solid outbuilding having a double glazed door and window to the side aspect which could lend itself to a variety of purposes to suit the individual.







Approximate total area⁽¹⁾
573.28 ft²
53.26 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.

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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.

