



**Bexhill Close, Pontefract**

**£275,000**

  
**MARTIN&CO**



## Bexhill Close, Pontefract

### Bungalow - Detached 3 Bedrooms, 1 Bathroom

£275,000

- STYLISH THREE BEDROOM DETACHED BUNGALOW. SOUGHT AFTER LOCATION WITH NO CHAIN
- BRIEFLY COMPRISES, HALL, LOUNGE/DINING ROOM, KITCHEN, THREE BEDROOMS & BATH/SHOWER ROOM
- GENEROUS OPEN PLAN FRONT GARDEN LAID TO LAWN WITH BLOCK PAVED DRIVEWAY
- CONTINUING TO THE NOT OVERLOOKED REAR ENCLOSED GARDEN WITH PATIO, LAWN & DETACHED GARAGE
- SOUGHT AFTER SMALL CUL DE SAC LOCATION CLOSE TO PONTEFRACT TOWN CENTRE
- WITHIN WALKING DISTANCE OF POPULAR PUB/EATERIES AND PUBLIC TRANSPORT LINKS
- NORTHERN MOTORWAY NETWORK IS A SHORT DRIVE AWAY BEING IDEAL FOR THE COMMUTER
- EPC RATING D
- COUNCIL TAX BAND D

Situated in the well regarded location of Bexhill Close, Pontefract, this stylish detached bungalow offers a delightful blend of comfort and convenience. Built around 1980, the property spans an impressive 990 square feet and features a well-thought-out layout that includes a welcoming hall, a spacious lounge/dining room, a functional kitchen, and three inviting bedrooms.

The exterior of the bungalow is equally appealing, boasting a generous open-plan front garden laid to lawn, complemented by a block-paved driveway providing ample parking which leads to the detached garage. The rear garden is a private space which is not overlooked, featuring a patio area and a well-maintained lawn, perfect for outdoor relaxation or entertaining guests.

Location is key, and this property does not disappoint. At the start of small cul de sac, it is within walking distance of a popular pub and eatery, making it easy to enjoy local dining options. Additionally, public transport links are conveniently close, ensuring that commuting is a breeze. For those who travel further afield, the Northern motorway network is just a short drive away, making this bungalow an ideal choice for commuters.

This delightful home is perfect for families, retirees, or anyone seeking a peaceful yet accessible lifestyle. With its charming features and prime location, this bungalow is a must-see for anyone looking to settle in Pontefract.



Entrance Hall

Composite front entrance door. UPVC double glazed window to the side aspect and Timber/single glazed internal doors open to lounge.

'L' shape lounge/dining room

Having coving to ceiling, a UPVC double glazed bow window in the lounge area and a further UPVC double glazed window in the dining area both of which overlook the front aspect. There are two central heating radiators and the focal point of this room is a modern feature fireplace housing a coal effect gas fire (currently capped off).

Kitchen

Having a range of white high gloss fitted wall and base

cupboard units with roll edge laminate work surfaces over which incorporates a single bowl sink with mixer tap over. There are tiled splashbacks, plumbing for an automatic washing machine, electric cooker (gas point behind currently capped off), central heating radiator, a UPVC double glazed window and steel panel door to the side aspect.

Master Bedroom

A spacious bedroom having built in wardrobes, central heating radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

Another double bedroom having built in wardrobes, central heating radiator and UPVC double glazed window to the rear aspect.





Bedroom Three

A good size single bedroom having a central heating radiator and UPVC double glazed window to the side aspect.

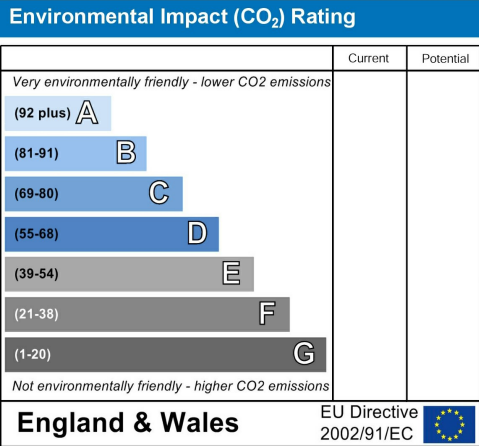
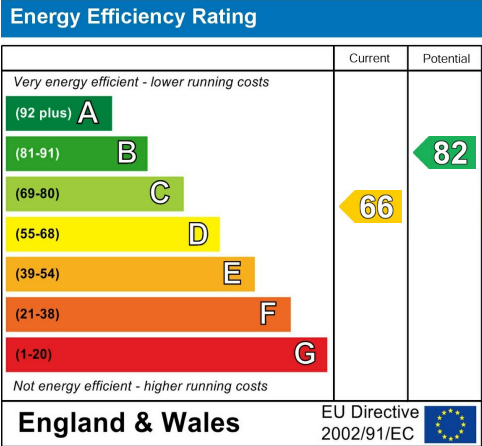
Bath/shower room

A four piece suite comprising of a rectangle panel bath, low flush WC, unit housed hand wash basin and corner shower cubicle with electric shower. There is complimentary tiling to walls and a UPVC double glazed frosted window to the side aspect.

Outside

The bungalow stands really well having an open plan front garden which is laid to lawn. The block paved driveway continues to the side and rear of the property

where there is a detached garage, with up and over door, power and light. The rear enclosed garden benefits from not being overlooked and continues the theme from the front with a lawn and block paved patio, ideal for entertaining guests or simply relaxing on warm sunny days.







**Martin & Co Pontefract Sales**  
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
01977 799550 . [pontefract@martinco.com](mailto:pontefract@martinco.com)

**01977 799550**  
**<http://www.martinco.com>**



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All 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.