



**Mill Hill Lane, Pontefract**

**£245,000**

  
**MARTIN&CO**



Mill Hill Lane, Pontefract

## Bungalow - Semi Detached 2 Bedrooms, 1 Bathroom

£245,000

- IMMACULATE TWO BEDROOM SEMI-DETACHED BUNGALOW
- SITUATED IN A POPULAR AREA OF PONTEFRACT CLOSE TO WELL REGARDED SCHOOLS AND LOCAL AMENITIES
- MODERN KITCHEN AND BATHROOM
- TWO RECEPTION ROOMS
- SOUTH FACING PRIVATE REAR LAWNED GARDEN AND GREENHOUSE
- DRIVEWAY WITH AMPLE OFF STREET PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- EPC RATING D

Offered with no onward chain and situated on Mill Hill Lane in Pontefract, this immaculate two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. The property boasts a well-maintained interior, with two generously sized bedrooms, modern bathroom, and a modern kitchen. The property has been extended which currently hosts a second reception room, adding even more potential to the property, providing an area where a new homeowner could utilise the space to their needs.

Outside, the bungalow boasts a private south facing lawned garden to the rear with paved area designed for seating as well as a beautiful flowerbed. To the side, there is a brick shed with a seating area. At the front, there is a lawned area with a pergola and a large driveway providing ample off-street parking for your vehicle as well as a covered area with paved floor.

Location is key and this property is just a short stroll away from Pontefract town centre, a local shop and excellent schools.

Equipped with gas central heating, UPVC double glazing and security cameras to the front and side, this home is ready for you to move in and start your next chapter. Don't miss the opportunity to make this delightful bungalow your new home.





**Hallway**

There is a composite front door with frosted glass and a small UPVC double glazed separate window to the front elevation. There is a gas central heating radiator opposite the front door. There is a loft hatch where the boiler is located.

**Kitchen**

With gas central heating radiator underneath the breakfast bar. There is a UPVC frosted window to the front elevation, and another separate UPVC window to the front elevation. There is a frosted door and window leading to the extension. There is an integrated fridge/freezer and electric hob and also a countertop dishwasher. There are spot lights.

**Living Room**

Built in glass fronted cupboard with storage underneath. With UPVC double glazed window to the rear elevation and gas central heating radiator and gas fire.

**Reception Room**

To the left of the room, there are French doors leading to the rear garden. There is a UPVC double glazed window to the rear elevation and gas central heating radiator. There is another door leading to the side of the property and another UPVC double glazed window.

**Bedroom**

With two UPVC double glazed windows to the front elevation and gas central heating radiator.

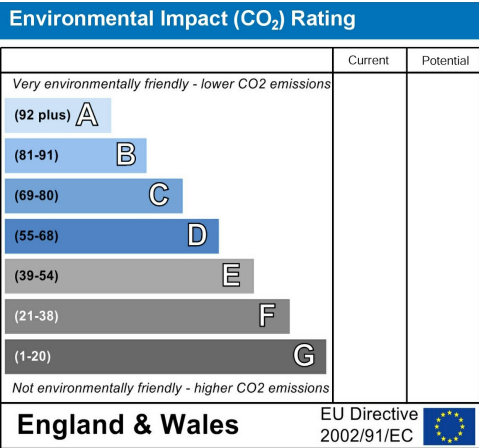
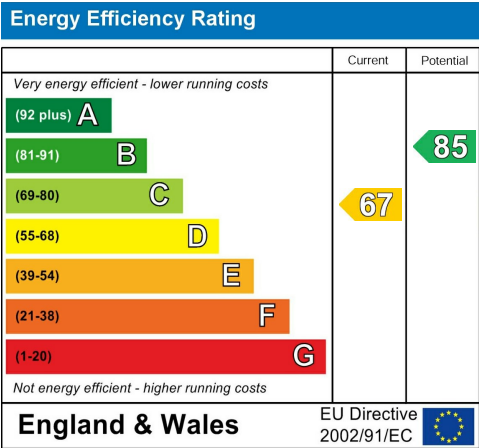


**Bedroom**  
With gas central heating radiator and UPVC double glazed window to the rear elevation. This room also has fitted wardrobes.

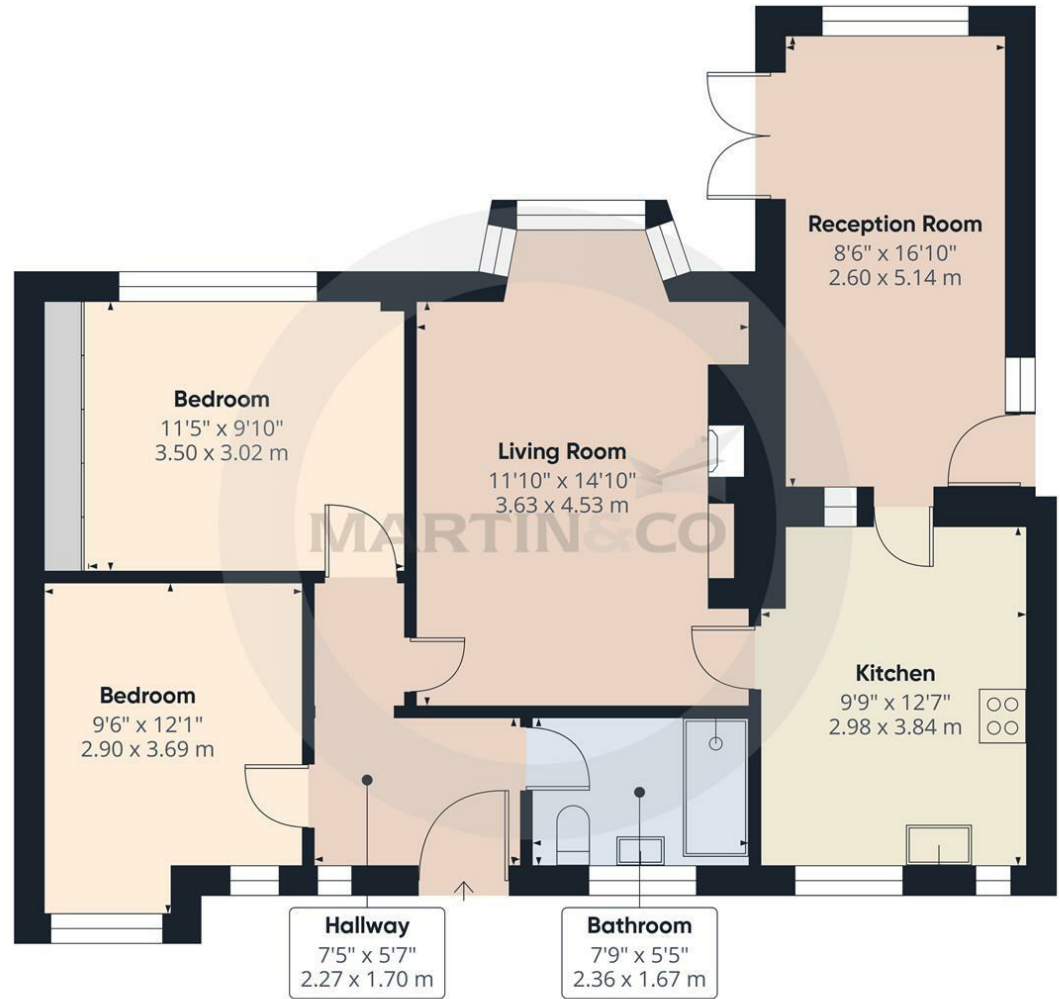
**Bathroom**  
This room consists of a toilet, sink and a large walk in shower cubicle, gas central heating radiator and UPVC double glazed frosted window to the front elevation.

**Outside**  
The outside of the property comprises of a south facing private rear garden which is not overlooked with greenhouse and flower garden. To the side, there is an outside storage cupboard. To the front, there is a lawned area, driveway parking for three cars and a

good sized covered area with paved floor. The property benefits from security cameras to the front and side aspects.







Approximate total area<sup>m</sup>

799 ft<sup>2</sup>  
74.2 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

