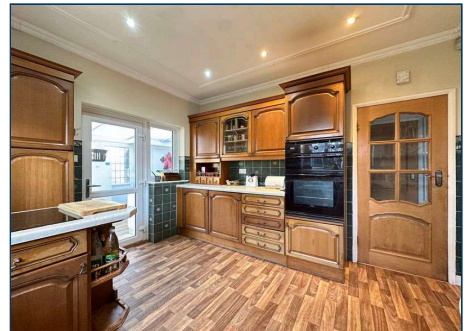


enfields



Elm Park, Pontefract, WF8 4LG Three Bedroom Detached Bungalow **Offers in Excess of £350,000**

- No Onward Chain : In Need Of Some Modernisation : Expansive Lounge Through Dining Room : Conservatory and Breakfast Room**
- : En-Suite to Master Bedroom : Gardens to Three Sides Including Patio/Seating Area : Double Driveway and Integral Garage**
- : Highly Sought After Cul-De-Sac Location**
- : Close to Local Amenities and Public Transport**

PROPERTY DETAILS

Enfields are delighted to offer for sale this expansive three bedroom detached bungalow situated within the highly regarded residential area of Elm Park, Pontefract.

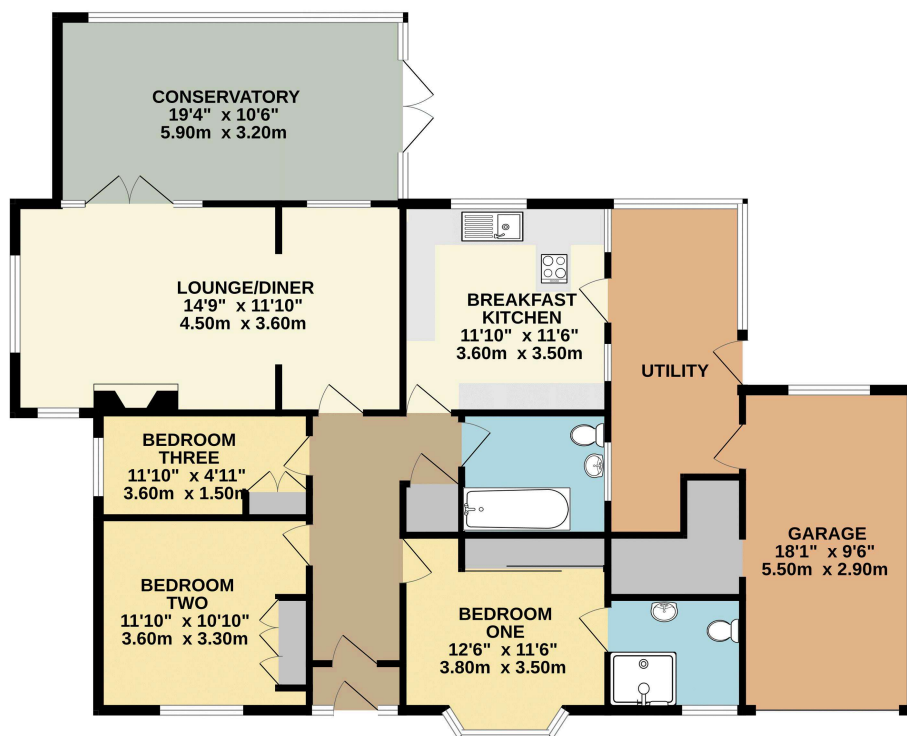
Occupying a good sized plot and providing flexible family living space, this property is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford local golf courses, Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property itself comprises to the ground floor; entrance hallway, lounge, dining room, conservatory, kitchen, breakfast/utility room, master bedroom with en-suite, two other good sized bedrooms and a family bathroom.

The property also has well stocked and maintained gardens to all sides with a paved patio area ideal for outside entertaining. Multiple off-street parking is also provided by means of a driveway and an integral garage which includes a small workshop. Available with no onward chain, an internal viewing is highly recommended to appreciate the accommodation and potential this expansive property has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
1460 sq.ft. (135.7 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Porch

2' 7" x 5' 3" (0.8m x 1.6m)

Enter through door with opaque window panels to front aspect, tiled flooring and door through to entrance hallway.

Entrance Hallway

12' 10" x 5' 11" (3.9m x 1.8m)

Wood effect flooring, gas central heating radiator, useful storage cupboard, loft access, decorative ceiling rose and doors leading through to other rooms.

Breakfast Kitchen

11' 10" x 11' 6" (3.6m x 3.5m)

Matching high and low level storage units with roll edged work surfaces over, tiled half walls, inset sink, half sink with drainer and chrome mixer tap, integrated four-ringed electric hob, integrated oven and grill, space and plumbing for washing machine, wood effect flooring, gas central heating radiator, decorative coving to walls, recess spotlighting, UPVC double glazed window to rear and side aspect, UPVC door leading through to utility room.

Utility Room

18' 8" x 7' 10" (5.7m x 2.4m)

Matching low level storage units with roll edged work surfaces over, space and plumbing for washing machine and tumble dryer, space for full size fridge freezer, wall-mounted gas central heating radiator, wood effect flooring, UPVC double glazed windows to rear aspect, UPVC double glazed opaque windows to side aspect, UPVC double glazed opaque window UPVC door with opaque window panel to rear aspect leading to rear garden, recess spotlights and internal access door through to garage.

Lounge/Diner

11' 10" x 21' 8" (3.6m x 6.6m)

Dining area having a gas central heating radiator, double glazed window to rear aspect, decorative ceiling rose and an archway opening through to lounge. Lounge having a feature electric fireplace with an 'Adam' style surround and a matching hearth and back, gas central heating radiator, a decorative ceiling rose, UPVC double glazed windows to front and side aspects and a UPVC double glazed French doors leading to conservatory.

Conservatory

10' 6" x 19' 4" (3.2m x 5.9m)

UPVC double glazed windows to rear and side aspects and double glazed French doors leading through to garden.

House Bathroom

6' 11" x 8' 2" (2.1m x 2.5m)

Three piece suite comprising of a low level W/C, a wall-mounted hand wash basin with chrome mixer tap and a pannelled bath with chrome mixer tap and mains fed thermostatic controlled shower head over, tiled walls and tiled floors throughout, gas central heating radiator, wall-mounted towel rail, double glazed opaque window to side aspect and recess spotlights.

Bedroom One

12' 6" x 11' 6" (3.8m x 3.5m)

UPVC double glazed bay windows to front aspect, a decorative ceiling rose, built-in wardrobes with sliding mirrored doors, a gas central heating radiator and door leading through to en-suite.

En-suite

10' 2" x 7' 7" (3.1m x 2.3m)

Three piece suite comprising of a low level W/C, wall-mounted hand wash basin with chrome mixer tap, and a walk-in mains fed thermostatic controlled shower, tiled walls and tiled floors throughout, gas central heating radiator, a wall-mounted chrome heated towel rail, built-in storage cupboards, recess spotlights and a UPVC double glazed opaque window to front aspect.

Bedroom Two

10' 10" x 11' 10" (3.3m x 3.6m)

UPVC double glazed window to front aspect, a decorative ceiling rose, built-in wardrobes/storage and a gas central heating radiator.

Bedroom Three

4' 11" x 11' 10" (1.5m x 3.6m)

UPVC double glazed window to side aspect, a decorative ceiling rose, built-in storage and a gas central heating radiator.

Outside

Front of the property has a garden being mainly laid to lawn with borders incorporating mature bushes and shrubs, brick walling and timber fencing to boundaries, a walkway leading the front door, access to rear garden via a stone walkway through a timber gates. Side garden having a block paved walkway with mature bushes and shrubs to borders, timber fencing to boundaries. Rear garden being mainly laid to lawn with a stone patio area leading to a raised to a raised stone patio area ideal for seating and entertainment, mature bushes, shrubs and trees to borders, timber fencing to boundaries and an outside tap. Multiple off-street parking is provided by a driveway leading to an integral garage with an electric revolving door, power and lighting and additional storage.

Property Details: D1