

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ings Lane, Kellington, DN14 0NS Two Bedroom Detached Bungalow **Offers in Excess of £300,000**

- No Onward Chain : Breakfast Kitchen : Expansive Lounge Diner**
- : Double Bedrooms Throughout : Expansive Plot with Gardens to Front and Rear : Large Driveway and Garage : In Need of Some Updating**
- : Sought After Village Location : Close Local Amenities and Public Transport**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive two bedroom, detached bungalow situated within a popular residential area of Kellington.

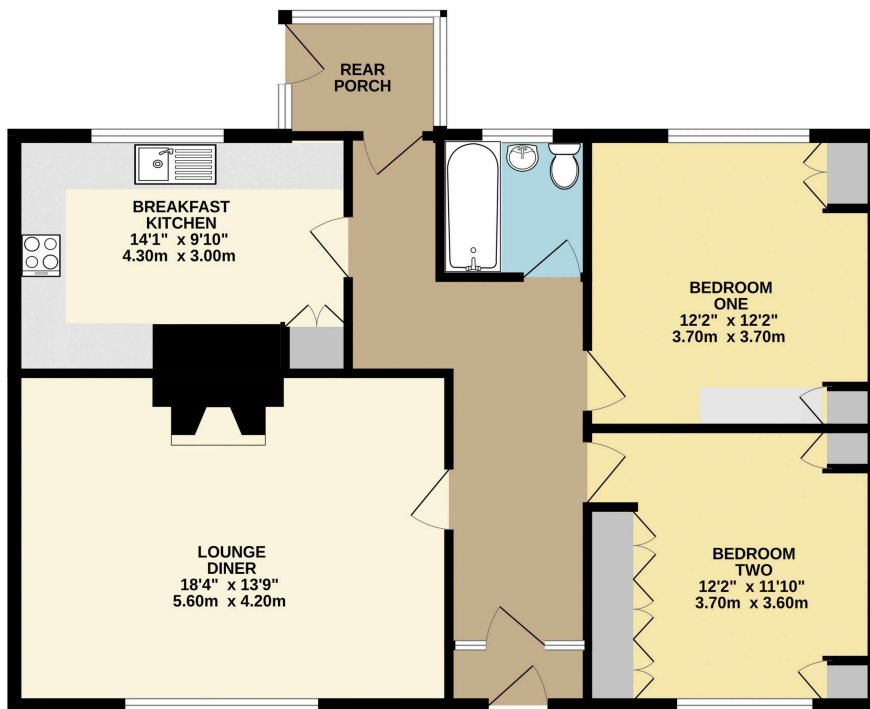
Well presented throughout, this family home is located close to a full range of local amenities found within Kellington, Selby and Junction 32 Outlet Village all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, 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, York and Leeds.

The property briefly comprises; reception hallway, rear porch, good sized lounge diner, breakfast kitchen, two double bedrooms both with fitted wardrobes and a three piece family bathroom.

The property sits on an expansive plot and further benefits from having gardens to the front and rear which includes a sunny positioned patio/seating area which is ideal for outside entertaining. Multiple off street parking is provided by means of a large driveway and garage. Available with no onward chain and located within a much sought after area, adjacent to open countryside, an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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

Enter through UPVC door with double glazed opaque window panel to front aspect and UPVC door through to Inner hallway.

Inner Hallway

Gas central heating radiators, loft access and doors leading through to other rooms.

Rear Porch

4' 11" x 6' 7" (1.5m x 2m)

Enter through UPVC door with double glazed opaque window panel to rear garden and UPVC double glazed windows to rear and side aspect.

Breakfast Kitchen

9' 10" x 14' 1" (3m x 4.3m)

Matching high and low level storage units with roll edged work surfaces over with complimentary tiled splashbacks, inset stainless steel sink, half sink with drainer and chrome mixer tap, integrated four-ringed gas hob with extractor fan over, integrated oven, microwave and grill, space and plumbing for washing machine, wood effect flooring throughout, gas central heating radiator and UPVC double glazed window to rear aspect.

Lounge Diner

13' 9" x 18' 4" (4.2m x 5.6m)

Gas central heating radiators, UPVC double glazed window to front aspect and a feature unused fireplace with a wooden 'Adam' style surround and hearth.

Bedroom One

12' 2" x 12' 2" (3.7m x 3.7m)

UPVC double glazed window to rear aspect, built-in wardrobes and storage units and a gas central heating radiator.

Bedroom Two

11' 10" x 12' 2" (3.6m x 3.7m)

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

House Bathroom

5' 11" x 6' 3" (1.8m x 1.9m)

Three piece suite comprising of a low level W/C, a pedestal hand wash basin and a pannelled bath with chrome taps and mains fed thermostatic controlled shower head over, tiled walls, vinyl tiled effect floors throughout, gas central heating radiator and UPVC double glazed opaque window to rear aspect.

Outside

The property lays on a large plot with an expansive garden to the front which is mainly laid to lawn with timber fencing and tall hedgerows to boundaries and access through a double wrought iron gate. Rear of the property accessed via a stone walkway around the side of house. Rear garden being of good size which is mainly laid to lawn with two stone patio areas having a timber storage shed, an outside tap, garden made private by tall hedgerows and timber fencing to boundaries. Multiple off-street parking is provided by a large driveway which can hold a multitude of vehicles leading to a garage which has an inspection pit, power, lighting and an up and over door.

Property Particulars: D1