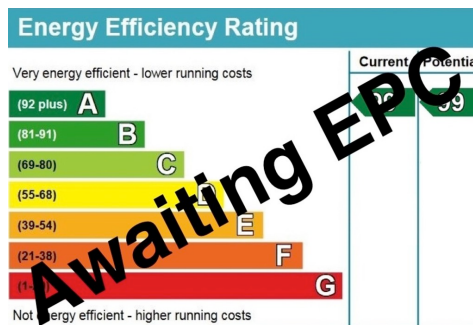


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Punton Walk, Snaith, DN14 9TB Two Bedroom Detached Bungalow **£240,000**

Well Presented With Lots Of Potential : Quiet Cul De Sac Location : Spacious Lounge/Dining Room : Double Bedrooms : Good Sized Bathroom : Large Sunny Positioned Rear Garden : Tandem Driveway : Good Access to Local Park, Junior School and Football Field : Close Proximity to M62 & M18 with access to Pontefract, Leeds, Goole, Hull, Selby, Doncaster & York

PROPERTY DETAILS

Enfields are delighted to bring to market this well maintained and deceptively spacious two bedroom detached bungalow, ideally located in a quiet and peaceful cul-de-sac in the popular town of Snaith.

This attractive bungalow offers a wonderful opportunity for downsizers, first-time buyers, or those seeking single-level living, with plenty of potential to personalise or further develop (Subject to Planning). Internally, the property comprises a generously proportioned lounge/dining room, filled with natural light, providing a comfortable space for everyday living. Both bedrooms are doubles, offering flexibility for family use or guests. A good sized bathroom serves the accommodation, with scope to upgrade or modernise as desired.

To the rear, the home enjoys a large, sunny-positioned garden, ideal for outdoor relaxation, gardening, or entertaining. The property also benefits from dedicated off street parking.

Set in a friendly and established residential area, the bungalow is just a short stroll from the local park, junior school, and the community football field, offering excellent family friendly amenities right on your doorstep. Conveniently situated, this home enjoys easy access to a wide range of local amenities within Snaith and nearby Goole, including independent shops, cafes, restaurants, traditional pubs as well as supermarkets such as Tesco and Aldi. Snaith itself is a charming market town with a welcoming community and a variety of local events and services. The property is also well served by local primary and secondary schools, including Snaith School, and is just a short distance from open countryside walks and nature trails. With excellent transport links, including proximity to the M62 and M18, the location provides swift access to Pontefract, Leeds, Goole, Hull, Selby, Doncaster, and York, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this lovely bungalow has to offer. Freehold: Energy Performance Rating TBC: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

Entrance Hallway

Enter through UPVC door with double glazed opaque window panel to side aspect. Vinyl wood effect flooring, loft access and doors leading into other rooms. Built in storage cupboard. Gas central heated radiator.

Kitchen

8' 6" x 8' 6" (2.60m x 2.60m)

Matching high and low level storage units with laminate roll edged work surfaces and complimentary tiled splashbacks. Inset sink with draining board and mixer tap. Integrated four ring gas hob with extractor fan over and integrated oven/grill beneath. Integrated full size fridge freezer. Space and plumbing for washing machine. Gas central heated radiator and recess spotlights. UPVC double glazed window to front aspect.

Lounge/Dining Room

18' 8" x 11' 6" (5.70m x 3.50m)

Feature gas fireplace with Adams style surround and a marble back and hearth. Gas central heated radiators and UPVC double glazed bay window to front aspect.

Bedroom One

12' 2" x 10' 6" (3.70m x 3.20m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Two

8' 6" x 9' 6" (2.60m x 2.90m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

House Bathroom

7' 2" x 5' 3" (2.20m x 1.60m)

Three piece suite comprising of a low level W/C with soft close mechanism. Pedestal handwash basin with chrome taps. Bath with chrome taps and mains fed thermostatic controlled handheld showerhead attachment over. Vinyl wood effect flooring and wall mounted gas central heated towel rail. Tiled walls and UPVC double glazed opaque window to side aspect.

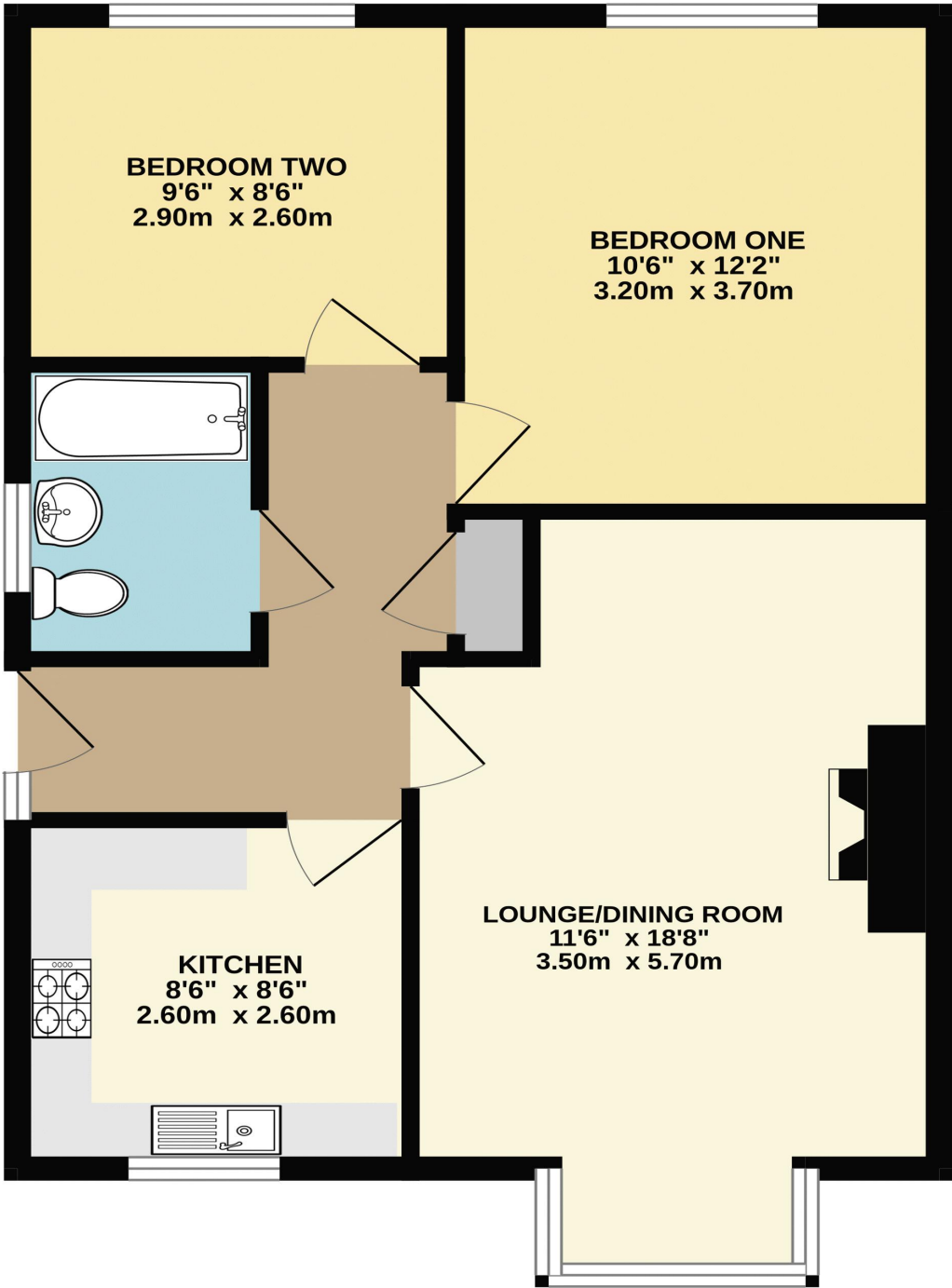
Outside

Front of the property has a garden which is mainly laid to lawn with bushes, shrubs and trees to borders. Outside tap. A stone walkway with decorative pebbled borders leading to rear garden through a timber gate. Rear garden is mainly laid to lawn with bushes, shrubs and trees to borders. Timber fencing to boundaries. Timber shed for storage. A tandem driveway providing off street vehicle parking.

Property Particulars D1

FLOOR PLANS

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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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