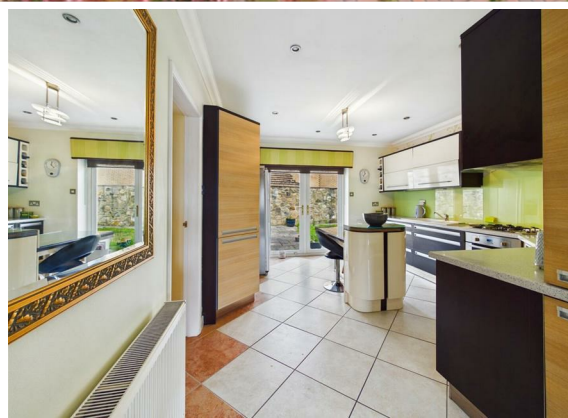




3 Bed
Bungalow -
Detached
located in Pontefract

£475,000



enfields

Ferrybridge Road
Pontefract
WF8 2PG



Lead In

Rarely do properties of this style, size and quality come to the market, making Ferrybridge Road a particularly exciting opportunity. This substantial three-bedroom detached bungalow is one of the largest of its style within the neighbouring properties and offers an exceptional amount of space, both inside and out.

Presented in excellent, well-maintained and move-in-ready condition throughout, this beautiful home has been thoughtfully cared for by its current owners and offers everything required for comfortable modern living. With three double bedrooms, all benefiting from their own en-suite bathrooms, this is a property that is sure to appeal to a wide range of buyers, from families to those looking for spacious single-level accommodation.

The heart of the home is the modern kitchen diner, which provides a wonderful central space for everyday living and entertaining. The property also benefits from large reception and living areas, a separate dining area, utility room, office space, front porch and a separate WC, creating a versatile and exceptionally well-proportioned layout.

The natural Yorkshire Stone exterior gives the bungalow a distinctive character and presence, while the solar panels to the roof offer an additional benefit for the future owners. The accommodation is modern, spacious and beautifully maintained, with the overall size being something that really needs to be appreciated in person.

Externally, the property continues to impress. There are large, low-maintenance gardens to the front, sides and rear, with a tiered garden providing privacy, depth and a lovely outdoor setting. The gardens offer plenty of space without being overly demanding to maintain, while the excellent-size driveway provides ample parking.

A particular feature is the substantial detached garage, which is larger than a traditional double garage and benefits from an upstairs room. This versatile space could be ideal for a workshop, art studio, home office or car enthusiast, with the potential to explore conversion into an annex, subject to the necessary planning permissions and building regulations.

The property is also ideally positioned for everyday convenience, with a bus stop directly outside, a local shop within walking distance and the train station approximately a 10-minute walk away. Town centres, motorway networks, schools and a wide range of amenities are all within easy reach, making this an excellent location for those looking for both convenience and connectivity.

Being sold with NO ONWARD CHAIN, this is a rare opportunity to acquire a substantial detached bungalow with exceptional space, excellent accommodation and a fantastic range of additional features.

A truly impressive home that must be viewed to appreciate just how large it really is.

Entrance Hall

5'2" x 4'

Access to the lounge, kitchen and cloak room. Central heated radiator.

Office

20'3" x 9'9"

Access to the living room and lounge. Range of high and low level storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevations.



Living Room

15'3" x 19'3"

Access to dining room. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation with fitted shutters.

Dining Room

9'3" x 9'6"

Carpeted throughout. Central heated radiator. UPVC double glazed French doors leading to the side of the property. UPVC double glazed windows to the rear elevation.

Inner Hallway

4'5" x 9'4"

Access to the dining room, WC, utility room and the kitchen. Built in store cupboards. Tiled effect flooring. Central heated radiator.

WC

5'1" x 2'10"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Central heated radiator.

Utility Room

5'10" x 6'1"

Range of high and low level kitchen units with bowl sink and chrome mixer tap. Option to reconnect plumbing for washing machine. Access to pantry cupboard. UPVC double glazed door leading to the rear garden. Tiled effect flooring.

Kitchen

12'9" x 11'12"

A modern range of high and low level kitchen units. Integrated appliances including oven, extractor hood, microwave and dishwasher. Free standing American style fridge freezer. One and half bowl sink with drainer and chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden.



Living Room
11'9" x 18'1"
Access to the hallway. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

Inner Hallway
6'9" x 3'7"
Access to all three bedrooms. Carpeted throughout. Central heated radiator.

Bedroom One
12'10" x 17'2"
Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

En Suite
11'6" x 4'9"
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Walk in shower with shower screen and mains feed shower. Partly tiled walls. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Bedroom Two
11'10" x 12'10"
Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
8'10" x 8'10"
White suite comprising of panel bath with shower screen, chrome taps and mains feed shower. WC with low level flush. Bidet. Wash hand basin with chrome mixer tap. Partly tiled walls. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front aspect.

Bedroom Three
8'11" x 12'6"
Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



En Suite 6'5" x 8'11"

White suite comprising of shower cubicle with mains feed shower. Panel bath with chrome mixer tap. Wash hand basin with chrome mixer tap. WC with low level flush. Partly tiled walls. Tiled effect flooring. Chrome central heated wall tiling. UPVC double glazed frosted window to the side aspect.

Garage 15'5" x 20'6"

Work Shop 9' x 14'2"

Storage Room 9'2" x 6'

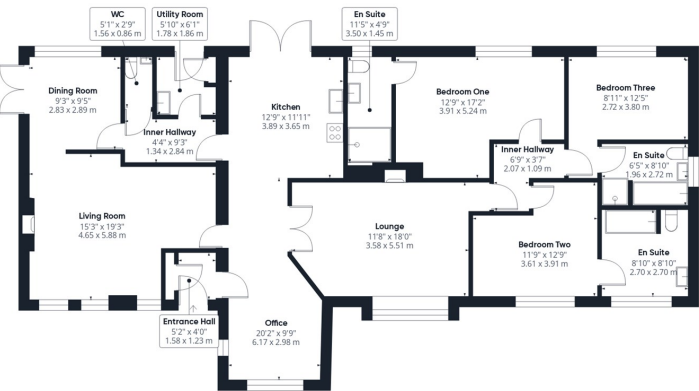
Attic Room In Garage 25' x 13' Under-eaves storage.

External

The property occupies a generous plot and is approached through a gated entrance opening onto an extensive block-paved driveway, providing ample off-road parking for multiple vehicles. A lawned garden adds further kerb appeal, while the attractive stone-built exterior gives the bungalow plenty of character. The driveway leads to a substantial detached garage with a wide access door, providing excellent secure parking, storage or workshop potential.

To the rear is a particularly generous and private garden, offering an excellent amount of outdoor space. A large paved patio extends across the rear of the bungalow, providing plenty of room for outdoor seating, dining and entertaining, with French doors creating a natural connection between the accommodation and garden. Beyond the patio is a lawned area, while the garden continues into an impressive tiered section with extensive stonework, paved terraces and steps creating a distinctive landscaped setting. The generous proportions and variety of areas make this a highly versatile outside space.

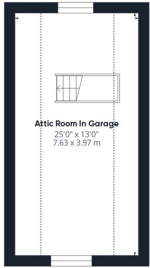




Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2517 ft²

233.8 m²

Reduced headroom

130 ft²

12.1 m²

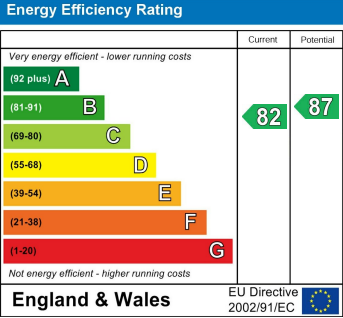
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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