



The Bungalow, Cobblers Lane, PONTEFRACT WF8 2HN

Welcome to

The Bungalow, Cobblers Lane, PONTEFRACT

A deceptively spacious three bedroom detached bungalow set back from the main road, offering well-presented accommodation all on one level, with gated parking, gardens and a detached garage, conveniently located for amenities, transport links and Pontefract Baghill & Monkhill station.



Entrance Hall

A composite front entrance door with side window panel, fitted storage cupboard and access to the fully boarded loft.

Lounge

21' 11" x 11' 5" (6.68m x 3.48m)

With a UPVC double glazed patio doors to the front, coving to the ceiling, archway into dining room and two gas central heating radiator.

Dining Room

11' 4" x 8' (3.45m x 2.44m)

With a UPVC double glazed window to the side, coving to the ceiling, door into kitchen and a gas central heating radiator.

Kitchen

14' 5" x 10' 10" (4.39m x 3.30m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, double oven, induction hob, space for slimline dishwasher, American fridge freezer, extractor fan, plumbing for washing machine, tiled splash back, laminate flooring, composite side entrance door and a UPVC double glazed window to the rear aspect.

Bedroom One

14' 11" x 11' 6" (4.55m x 3.51m)

With a UPVC double glazed window to the rear, fitted wardrobes and a gas central heating radiator.

Bedroom Two

8' 10" x 11' 3" (2.69m x 3.43m)

With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Three

10' 10" x 8' 3" (3.30m x 2.51m)

With a UPVC double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a wash hand basin, panelled bath with mixer shower, airing cupboard, chrome heated towel rail and a UPVC double glazed window to the rear.

Wc

A low level flush WC and a UPVC double glazed window to the rear.

Front Garden

Lawned gardens to the front with planting creating borders, gated access on to the driveway to the front and side, ample off road parking leads up to the detached garage.

Rear Garden

To the rear there is a large lawned garden area with a paved patio seating area and privet edging.



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Welcome to

**The Bungalow Cobblers Lane,
PONTEFRACT**

- Detached True Bungalow
- Three Bedrooms All With Fitted Wardrobes
- Modern Fitted Bathroom & Kitchen
- Ample Off Road Parking
- Spacious Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118936 - 0002

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