

# HUNTERS®

HERE TO GET *you* THERE

**1 Mayors Walk Avenue, Pontefract, WF8 2RS**

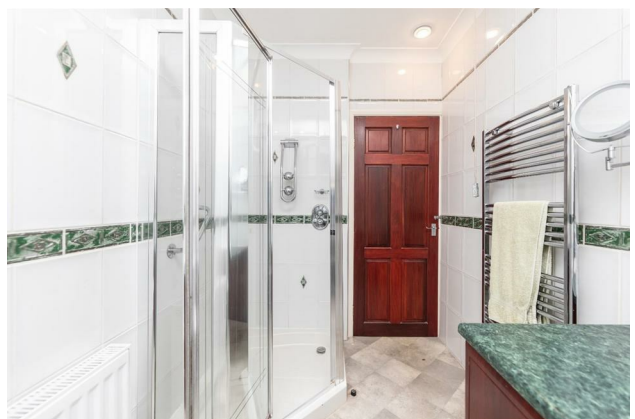
**£350,000**

**Property Images**





## Property Images





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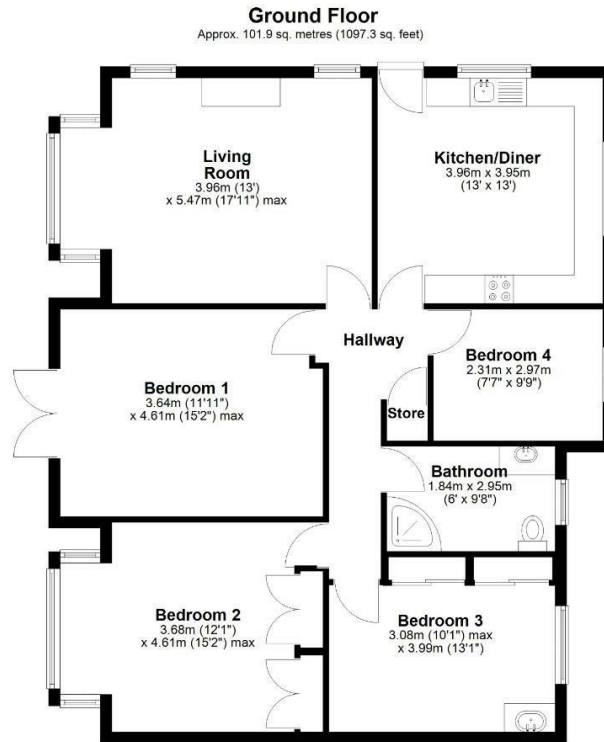
## Property Images



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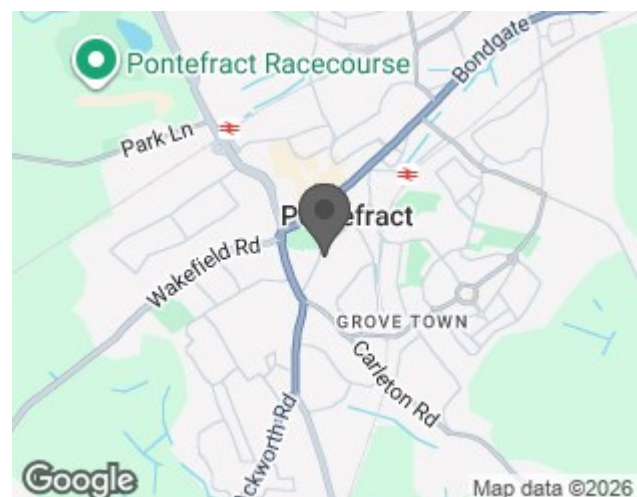


Total area: approx. 101.9 sq. metres (1097.3 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

HUNTERS are delighted to present to the market this absolute gem situated at the South side of Pontefract in a great location close to schools and amenities. Not only is this already a spacious detached bungalow but it also presents the opportunity to become a spectacular family home very much like some of its neighbours. Having being in the family for many years this bungalow has been maintained meticulously and is immaculate throughout; it really does need to be viewed to be fully appreciated. Briefly comprising; dining kitchen, living room, second reception room (which could be the master bedroom with doors out to the garden) 3 good sized bedrooms and house bathroom there are so many options to create a great home to suit you and your family.

#### THE SETTING:

Pontefract is the home of many things but the Racecourse and Haribo are my favourites! One of the main things that makes Pontefract such a great place to live is that it is a small town with a great community and lots going on but also you're only a stones throw in any direction away from neighbouring countryside. This property is located in one of the sought after areas of Pontefract so for commuters the links on the A1 and M62 are very easily accessible, for sports lovers there is the newly renovated Pontefract Collieries Stadium and also the Pontefract Rugby Union club and for schools there are excellent primary and high schools within easy reach. Amenities wise the centre boasts an array of shops, bars, eateries and supermarkets and the nearby bus/train stations serve all of the neighbouring towns and cities.

#### THE PROPERTY:

When I first visited the property I was blown away by both the space inside and outside. I knew it was on a corner plot as I had driven past it countless times however it really is a tardis. As you enter the property you're greeted with a large welcoming kitchen diner. The kitchen itself boasts built in appliances, a wide range of base and wall units with shaker style wood effect doors, complimentary worktops and tiles. There is currently space for a 4-6 family dining table but for those considering remodelling it would be great with some tall units and a centre island to create a better dining/entertaining space. The first reception room is the living room and the ceilings feel quite high and it gives off a "grand" feeling, there is a beautiful ornate fireplace which I can imagine having a lovely wood burning stove in to use during the winter months. There is decorating coving and ceiling rose that creates a traditional feel and then large windows allow in lots of natural light. The beauty of this room and most of the rooms within this home is that you can't see any other properties at all and it feels very private. The second reception room could suit a multitude of uses; having previously been a formal dining room with patio doors off to the garden this could be a children's playroom, a great space to work from home, a second living room or most likely for some families a further bedroom. I personally think it would make a great master bedroom with the lovely views over the garden but the layout of this bungalow can honestly be whatever you want it to be. I have highlighted the second reception room as Bedroom 1 on the floorplan to show how it would work. The smallest bedroom is a comfortable single with space for bedside drawers and fitted wardrobes, the boiler is tucked away in a storage cupboard just outside this bedroom making it easily accessible and providing further storage space for towels and bed linen. The second bedroom is a very spacious double with ample space for furniture, large window and handy basin unit. The master bedroom has a beautiful feel to it with a bay window and fitted furniture providing lots of storage. The family bathroom has a corner shower cubicle, basin housed in a large vanity unit and wc with complimentary tiling. The loft can be accessed via the hallway and provides endless opportunities for those that might like to convert it. I have added photographs into the listing to show the space on offer. All in all this is a great sized bungalow for those that are looking specifically for a bungalow but equally for those looking for a family home in a great area in close proximity to schools then this could be the one for you!

#### OUTSIDE SPACE:

Access from Mayors Walk Avenue to the front of the bungalow is via a cast iron gate surrounded by mature hedges and trees. There is a resin driveway suitable for 2/3 cars and a detached garage with power and light. To the rear of the property is a beautiful garden with various zones for entertaining/relaxing and the whole garden is surrounded by an array of plants, hedges and small trees, there is a patio off the second reception room great for a morning coffee and then a further area on a lower level beyond the garden that I imagine being a private place to dine al fresco during the winter months.

In summary this property needs to be viewed to be fully appreciated. Please call us today to arrange your viewing!

**\*\* SO MUCH POTENTIAL \*\* BEAUTIFUL TRUE BUNGALOW READY TO BE A FAMILY HOME \*\* SET IN A GENEROUS PLOT IN A SOUGHT AFTER LOCATION \*\* CLOSE TO SCHOOLS AND AMENITIES \*\* MUST BE VIEWED TO BE APPRECIATED \*\***

## Features

• GREAT LOCATION • 3 GOOD SIZED BEDROOMS • 2 LARGE RECEPTION ROOMS (1 COULD EASILY BE A FURTHER BEDROOM) • KITCHEN DINER • SET IN A GENEROUS PLOT • SPACIOUS LOFT WITH OPTIONS TO CONVERT SUBJECT TO THE RELEVANT CONSENTS • VIEWING IS ESSENTIAL • FREEHOLD • COUNCIL TAX BAND D • EPC RATING D (66)