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The Chestnuts, Pontefract, WF8 2QH
Guide Price £330,000

Park Row

Situated on the outskirts of Pontefract, this immaculately presented two double bedroom detached bungalow offers spacious and contemporary living in a highly desirable location. Fully refurbished throughout to an excellent standard, the property is offered with no onward chain and will appeal to a wide range of buyers, including professionals, downsizers and families alike.

The heart of the home is the bright and welcoming open-plan living area, providing an ideal space for both everyday living and entertaining. This flows seamlessly into the modern kitchen, which features stylish fittings and a clean, neutral finish, enhancing the home's fresh and modern appeal.

Both bedrooms are well-proportioned doubles, finished with quality flooring and tasteful décor, while the property as a whole has been thoughtfully designed to combine comfort, practicality and modern style.

Externally, the property boasts a generous and private rear and side garden, a real standout feature, complete with an impressive garden bar area—perfect for hosting guests or relaxing outdoors. The garden is well maintained and offers ample space for dining, leisure and recreation. Additional benefits include a double driveway providing ample off-road parking, along with a convenient location offering easy access to motorway networks, train stations and local schools.



Hallway

3.50 x 0.88 (11'6" x 2'11")

With a side entrance door, access into the second bedroom, the family bathroom and the living areas. Gas central heated radiator.

Living Room

5.26 x 3.15 (17'3" x 10'4")

UPVC double glazed window to the front elevation. A built-in media wall with feature lighting and shelves, spotlights to the ceiling gas central heated radiator. Spotlights to the ceiling.

Kitchen Diner

5.47 x 6.27 (17'11" x 20'7")

With an island incorporating a gas hob and extractor fan above creating a central feature of this room. A modern range of wall and base kitchen units with integral appliances including dishwasher and washing machine there is a space for a double fridge freezer. UPVC double glazed window to the rear and side elevations along with patio doors which open into the dining area and garden. Gas central heated radiator. Access to the rear hallway.

Bedroom One

3.51 x 3.82 (11'6" x 12'6")

UPVC double glazed window to the side elevation fitted wardrobes, gas central heated radiator.

Bedroom Two

3.31 x 2.66 (10'10" x 8'9")

UPVC double glazed window to the front elevation and a gas central heated radiator.

Hallway

2.66 x 2.39 (8'9" x 7'10")

Giving access to the WC and master bedroom along with

kitchen. Central heated radiator fitted wardrobes for storage and loft access.

WC

1.15 x 1.90 (3'9" x 6'3")

Low level flush wc, hand wash basin with a mixer tap, gas central heated radiator.

Bathroom

2.18 x 1.68 (7'2" x 5'6")

White suite comprising of a panel bath with chrome taps over and mains feed shower above. Wash hand basin with chrome mixer tap. WC with low level flush. Tiled walls, tiled effect flooring. Gas central heated radiator. Extractor fan. UPVC double glazed frosted window to the front elevation.

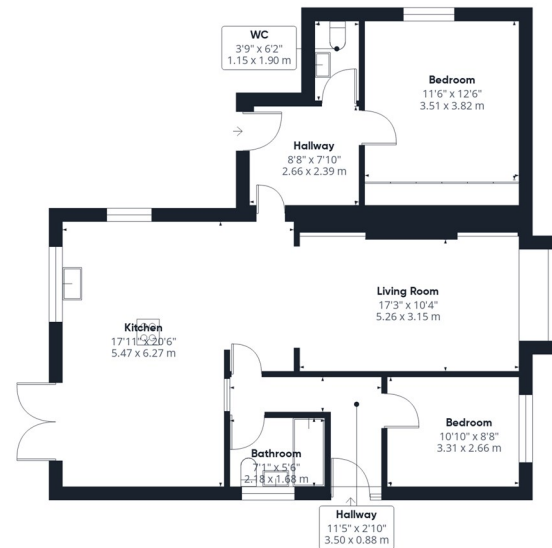
Bar

3.28 x 5.39 (10'9" x 17'8")

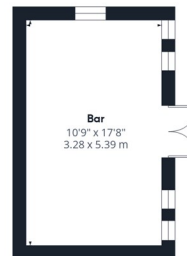
Bespoke built timber framed with double opening doors. Fully equipped bar with lighting and electric. The garden is equipped with feature lighting throughout.

Garden

Occupying a large corner position this garden is truly immaculately presented and offers a variation of landscapes. The side of the property is mainly laid to lawn with borders for plants and shrubs and tree lined for privacy. There are patio areas and stone pavements. The rear garden has been laid with timber decking and artificial land which leads out to the bar entertaining area.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m

1147 ft²
106.4 m²

(1) Excluding balconies and terraces

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

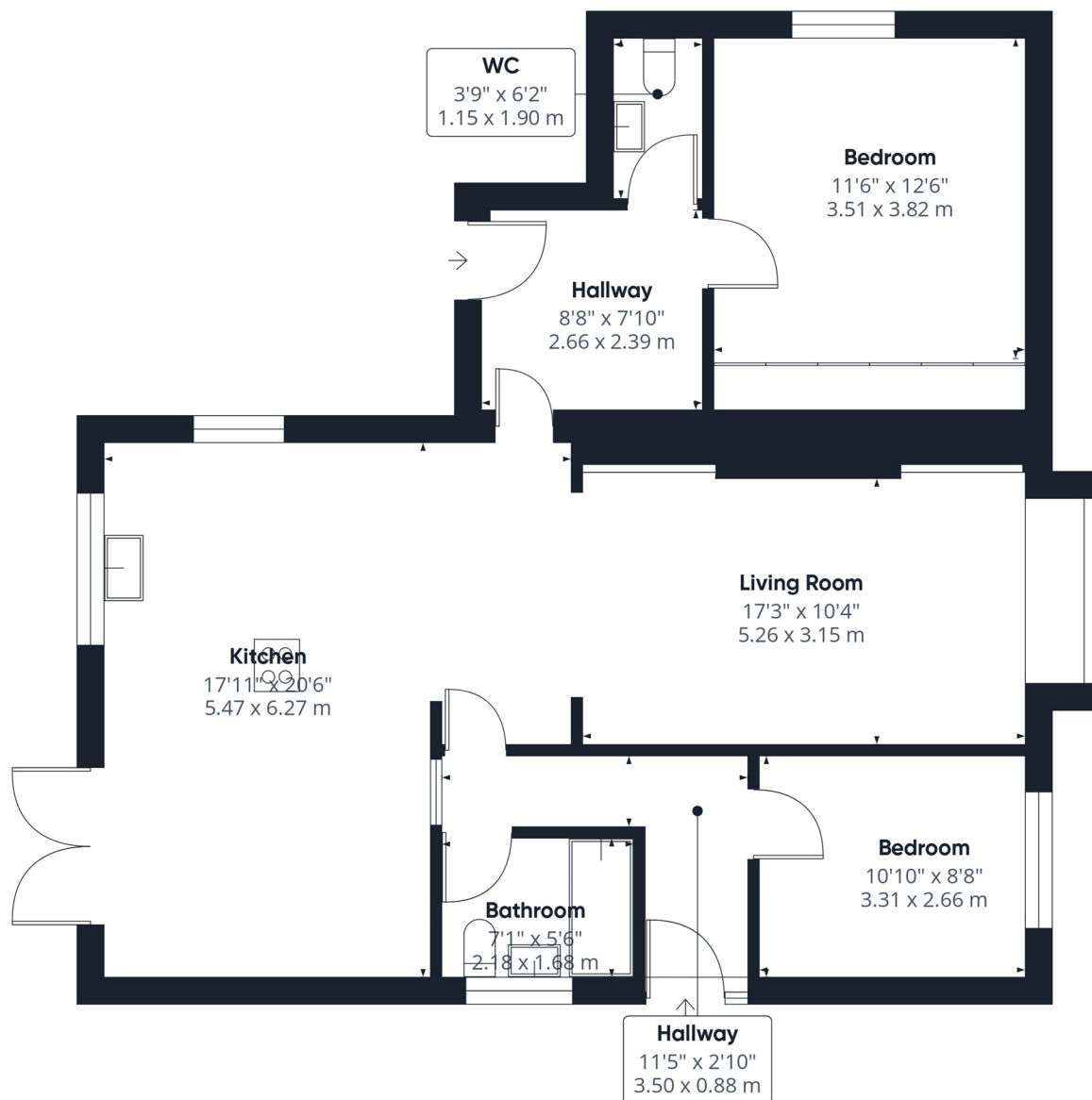
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Floor 0 Building 1

Approximate total area^m

956 ft²
88.7 m²

(1) Excluding balconies and terraces

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