



Cobblers Lane, Pontefract WF8 2HN



Welcome to

Cobblers Lane, Pontefract

No chain. Semi-detached bungalow offering flexible single level living, currently with one bedroom that could easily be adapted into two, a good-sized lounge diner, fitted kitchen, bathroom and a large rear conservatory, with gardens, driveway and detached garage. Local amenities close by.



Entrance Hall

With a side entrance door, loft access and a gas central heating radiator.

Living Room

16' 7" x 11' 4" (5.05m x 3.45m)

With a UPVC bay window to the front, polished floor boards, electric fire with surround and a gas central heating radiator.

Kitchen

8' 6" x 8' 5" (2.59m x 2.57m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, electric hob, extractor fan, integrated fridge freezer, cupboard housing the boiler, vinyl flooring, stainless steel sink and drainer, tiled splash back and a window to the side.

Conservatory

18' 9" x 8' 5" (5.71m x 2.57m)

With UPVC double glazed construction, laminate flooring, French doors into the garden, plumbing for washing machine and a gas central heating radiator.

Bedroom One

12' 3" x 11' 10" (3.73m x 3.61m)

With a window to the rear and a gas central heating radiator.

Reception Room

8' 6" x 8' 4" (2.59m x 2.54m)

With a window to the front and polished floor boards.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, shower screen, vinyl floor covering, gas central heating radiator and a window to the side aspect.

Front Garden

A lawned garden to the front, privet edging, plants to the borders and a driveway and access to the detached garage.

Rear Garden

A low maintenance rear garden, mainly pebble, timber fence, brick wall surround.

Garage

18' 8" x 12' (5.69m x 3.66m)

With an up and over door.



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Welcome to

Cobblers Lane, Pontefract

- No Chain
- one /Two Bedroom Bungalow
- Good Size Lounge/Diner
- Large Conservatory Which Runs Across The Rear
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119660 - 0003

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