



Monkhill Lane, Pontefract WF8 1RX

Welcome to

Monkhill Lane, Pontefract

GUIDE PRICE £270,000 - £280,000 Offered for sale with no chain is this three-bedroom detached true bungalow, featuring a great-size drive, detached garage, stunning manicured gardens, large conservatory, through lounge diner, dining kitchen, three good-size bedrooms, and the house bathroom.



Lounge

33' x 10' 4" (10.06m x 3.15m)

With a UPVC double glazed window to the front aspect, fire surround and two gas central heating radiators.

Kitchen

19' 4" x 9' (5.89m x 2.74m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, double electric oven, gas hob, extractor fan, tiled splash back, plumbing for washing machine, fridge freezer, vinyl floor covering, spot lights to the ceiling, cupboard housing the hot water tank, cupboard housing the boiler, a UPVC double glazed rear entrance door, and two windows to the front and side.

Conservatory

16' 8" x 10' 3" (5.08m x 3.12m)

With a UPVC French doors to the rear.

Bedroom One

15' 7" x 8' 7" (4.75m x 2.62m)

With a UPVC double glazed window to the rear, walk in wardrobe and a gas central heating radiator.

Bedroom Two

8' 5" x 14' 2" (2.57m x 4.32m)

With a UPVC French doors into the conservatory, fitted wardrobes, gas central heating radiator and a window to the side.

Bedroom Three

5' 7" x 11' 3" (1.70m x 3.43m)

With a window to the side, fitted wardrobes and a gas central heating radiator.

Shower Room

A suite consisting of a low level flush WC, wash hand basin, walk in electric shower cubicle, tiled flooring, spot lights to the ceiling, a chrome heated towel rail and a window to the side aspect.

Front Garden

With a neatly laid lawn through double gates.

Rear Garden

A large lawned garden with patio seating area and a detached garage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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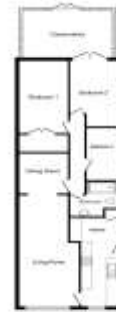
- ***GUIDE PRICE £270,000 - £280,000***
- Three Bedroom Detached Home
- No Onward Chain
- Spacious Rooms
- Modern Kitchen & Modern Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£270,000 - £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119608 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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