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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## The Bungalow Cobblers Lane, Pontefract, WF8 2HN

### For Sale Freehold Guide Price £325,000

Set back from the main road side and enjoying privacy is this deceptively spacious and well appointed three bedroom individually designed detached bungalow. Benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of a spacious reception hallway with doors off to the modern fitted kitchen, large living room with dining room off and doors to the rear garden, three good sized house bedrooms, house bathroom, separate W.C.. All bedrooms benefitting from fitted wardrobes. To the front of the property there is gated access onto driveways to the front and the side of the property providing ample off road parking which leads to a single detached garage. Also to the front is a lawned garden area with plants and shrubs bordering. To the rear of the property is a large lawned area with a paved patio sitting area, perfect for outdoor dining and entertaining purposes.

The property is situated in this popular residential area on the fringe of the town of Pontefract within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre which boasts railway stations and ready access to the national motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### RECEPTION HALL

Composite front entrance door, UPVC double glazed side window panel. Coving to the ceiling, fitting storage cupboards, central heating radiator, loft access [drop down ladder, fully boarded]. Doors to three bedrooms, bathroom, separate W.C., kitchen and living room.

### KITCHEN

14'5" x 10'10" [4.41m x 3.31m]

UPVC double glazed window to the rear, side composite entrance door to the rear, part tiled walls, spotlights. A range of modern fitted wall and base units with worksurface over incorporating 1 1/2 resin sink and drainer. Plumbing for washer, space for dryer, space for slimline dishwasher, space for American style fridge freezer, integrated grill and double oven, touch screen electric induction hob with filter hood above.

### LIVING ROOM

21'11" x 11'5" [6.69m x 3.50m]

UPVC double glazed sliding doors to the front, coving to the ceiling, two central heating radiators, archway into dining room.



### DINING ROOM

11'4" x 8'0" [3.47m x 2.44m]

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

### BEDROOM ONE

14'11" x 11'6" [4.55m x 3.52m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes to one side.



### BEDROOM TWO

8'10" x 11'3" [2.70m x 3.45m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted double wardrobe.

### BEDROOM THREE

10'10" x 8'3" [3.32m x 2.52m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes.



### W.C.

Frosted UPVC double glazed window to the rear, coving to the ceiling. Low flush W.C..

### BATHROOM

8'9" x 5'9" [2.69m x 1.77m]

Frosted UPVC double glazed window to the rear, door to airing cupboard, spotlights, chrome towel radiator. Low flush W.C., wash basin with floating shelf, panelled bath with mixer shower and separate attachments.



### OUTSIDE

To the rear of the property there is a lawned garden and a flagged patio area. To the side of the property there is a driveway providing ample off road parking and leading to a single detached garage with an up and over door. To the front of the property there is gated access onto a driveway providing further off road parking and a lawned garden with plants and shrubs bordering.



### COUNCIL TAX BAND

The council tax band for this property is D.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.