



## 41 Chequerfield Avenue, Pontefract, WF8 2TB

Recently Renovated Bungalow | Three Bedrooms | No Onward Chain | Driveway Parking For Multiple Vehicles | Large South East Facing Rear Garden | Viewing Highly Recommended

- Recently Renovated Bungalow
- Gas Central Heating
- Council Tax Band - D
- New Boiler & Fuse Board
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking For Multiple Cars
- EPC Rating - D
- Large South East Facing Rear Garden

**Asking Price £315,000**

Jigsaw Move are pleased to present this charming, detached bungalow nestled on the desirable Chequerfield Avenue in Pontefract. The property offers a perfect blend of modern living and comfort. Recently renovated throughout, this delightful property spans an impressive 963.9 square feet, providing ample space for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that invites relaxation and social gatherings. The heart of the home is undoubtedly the stylish kitchen diner, which boasts a brand-new integrated kitchen featuring a fridge/freezer, washing machine, dishwasher, oven, and hob. This well-designed space is perfect for both cooking and entertaining, making it a joy to host family and friends.

The bungalow comprises three generously sized bedrooms, each offering a tranquil space for rest and rejuvenation. The newly installed bathroom is thoughtfully designed, featuring both a bath and a separate shower, catering to all preferences and needs. Additionally, there is ample storage throughout the property, ensuring that everything has its place.

The bungalow has been thoughtfully updated with a new boiler and central heating system, ensuring a cosy environment throughout the year. Additionally, a new fuse board has been installed, enhancing the property's safety and efficiency. The interior boasts new flooring throughout, which adds a fresh and contemporary feel to the home. The internal oak doors further elevate the aesthetic, providing a touch of elegance and quality craftsmanship.

One of the standout features of this home is the large south-east facing rear garden, which has been newly turfed and presents a wonderful opportunity for outdoor enjoyment. With potential for outbuildings, this garden is perfect for those who wish to create their own personal oasis or additional storage space.

Off-street parking is plentiful, providing convenience for residents and guests alike. Furthermore, the property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

The property is situated within the popular location of Pontefract. Pontefract hosts a range of amenities including good schools, a buzzing high street with; shops, doctors, opticians, aspire gym, beauty parlours, super markets, restaurants. There is also Pontefract race course which hosts annual events and family days. Pontefract is a short distance drive from Xscape in Castleford which is perfect for family entertainment, shopping and eating out. With its close proximity to the M62, Pontefract is ideal when commuting.

In summary, this beautifully renovated bungalow on Chequerfield Avenue is a rare find, combining modern amenities with a spacious layout and a fantastic garden. It is an ideal choice for anyone looking to settle in a peaceful yet accessible location in Pontefract.

## ACCOMMODATION

**Lounge 13'11" x 13'4" (4.24m x 4.07m)**

**Kitchen/Diner 16'2" x 11'2" (4.94m x 3.41m)**

**Inner Hallway**

**Bedroom One 10'11" x 13'10" (3.34m x 4.22m)**

**Bedroom Two 12'5" x 10'8" (3.78m x 3.25m)**

**Bedroom Three 11'0" x 8'11" (3.36m x 2.73m)**

**Bathroom**

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)



## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

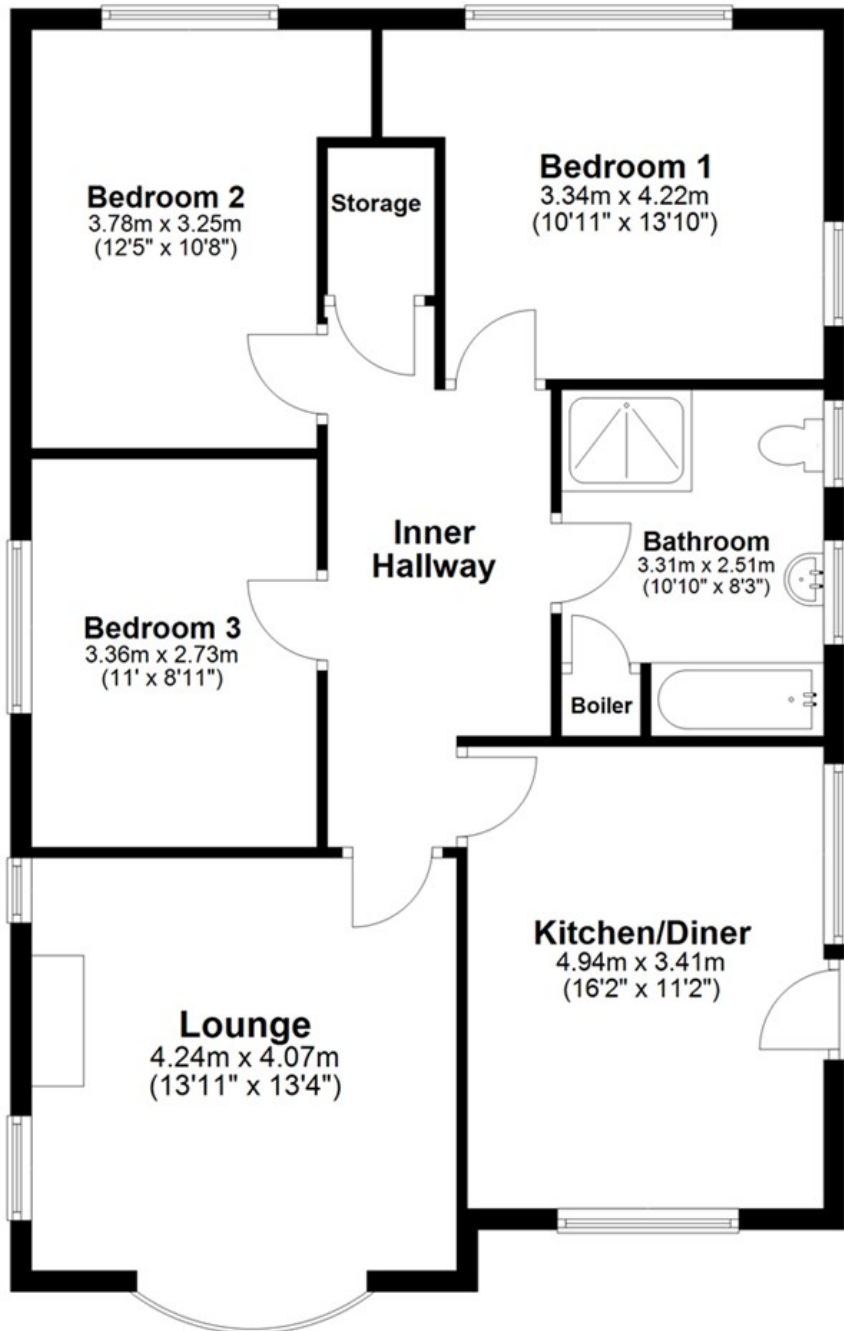
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



# Ground Floor

Approx. 89.5 sq. metres (963.9 sq. feet)



Total area: approx. 89.5 sq. metres (963.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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