Park Row

The proactive estate agent



## Western Avenue, Pontefract, WF8 2HR

**Offers Over £200,000**

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## Lead In

This beautifully presented two bedroom semi-detached bungalow is offered to the market in modern condition throughout and boasts an exceptionally spacious rear garden, which is undoubtedly one of the standout features of this wonderful home.

Externally, the property benefits from an attractive front garden, a generous side driveway providing off-street parking and a separate garage. To the rear is a truly impressive garden, offering a fantastic amount of outdoor space and creating a beautiful, private setting. Well established with mature trees, shrubs and plants, the garden also features vegetable growing areas, a greenhouse and sheds, making it perfect for keen gardeners or anyone looking for a home with substantial outdoor space.

Internally, the bungalow is well maintained and ready to move straight into. The accommodation comprises a kitchen with dining area, spacious lounge, two double bedrooms and a modern shower room. The property also benefits from gas central heating and UPVC double glazing throughout.

Offered for sale with no onward chain, this lovely bungalow is conveniently positioned for local shops, schools and bus routes, with excellent access to Pontefract and surrounding areas. Train stations and motorway networks are also easily accessible, making the location suitable for a wide range of buyers.

Pontefract offers an excellent selection of shops, supermarkets, leisure facilities, eateries and transport connections, while bungalows within the area remain exceptionally sought after.

With its modern interior, two double bedrooms, driveway, separate garage and particularly impressive rear garden, this is a property that really does need to be viewed to appreciate everything it has to offer.

Early internal viewing is highly recommended.

## Hallway

4'8" x 3'10" (1.43 x 1.17)

Access to both bedrooms, shower room and living room. Carpeted throughout. Central heated radiator.

## Kitchen

14'10" x 7'6" (4.52 x 2.29)





A modern range of high and low level kitchen units with integrated appliances including oven, hob and extractor hood. Space for fridge freezer. Plumbing for washing machine and dishwasher. Sink with drainer and chrome mixer tap. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front and side elevations.

## Living Room

15'5" x 11'12" (4.69 x 3.65)



Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

## Bedroom One

13'2" x 10'6" (4.02 x 3.19)



Fitted wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

## Bedroom Two
8' x 9' (2.45 x 2.75)



Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

## Shower Room
6'4" x 6'2" (1.93 x 1.88)

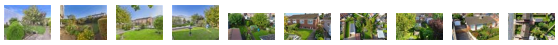


White suite comprising of shower cubicle with shower screen and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Partly tiled walls. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

## Garage
19'11" x 10' (6.06 x 3.05)

The detached garage benefits from a recently installed electric garage door, fitted approximately 4-5 months ago and currently under warranty.

## External



To the front, the property enjoys an attractive garden with a lawn and well-established planted borders featuring a variety of mature shrubs and flowering plants. A generous driveway provides off-street parking and leads through gated access towards the detached garage.

A particular highlight of the property is the exceptionally spacious and beautifully established rear garden. Predominantly laid to lawn, the garden features an abundance of mature trees, shrubs, flowering plants and well-stocked borders, creating an attractive and private outdoor setting. There are paved pathways and seating areas.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his 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' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

## MEASUREMENT'S

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

## VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you 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.

## OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

## UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## TENURE AND COUNCIL TAX BANDING

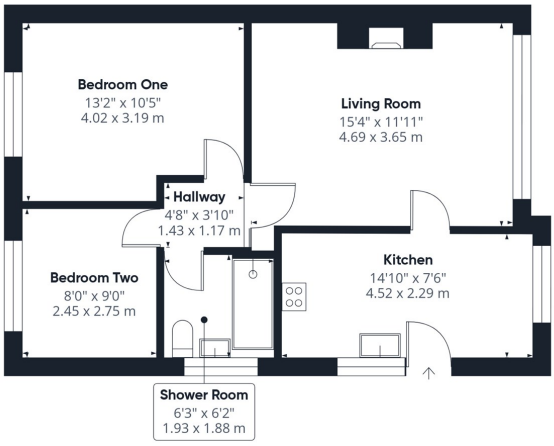
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



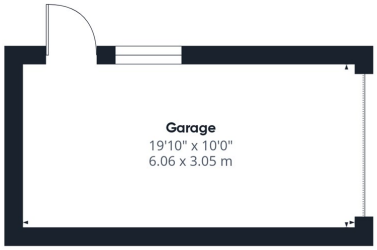







**Floor 0** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

762 ft²

70.9 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.

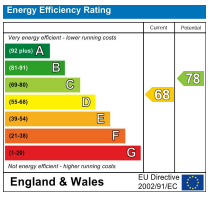
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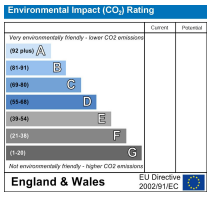
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