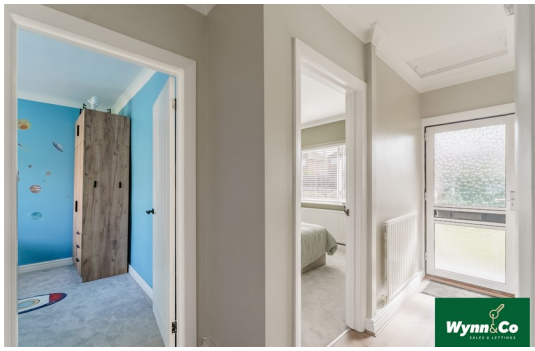

2 Bed

Bungalow - Semi Detached

located in South Kirkby

25 Stockingate
South Kirkby
Pontefract
WF9 3RR

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Asking price £165,000

*** RENOVATED BUNGALOW WITH DRIVEWAY & GOOD SIZED GARDEN *** Nestled in the charming area of Stockingate, South Kirkby, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an inviting 665 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The bungalow also boasts a well-appointed bathroom, ensuring all your essential needs are met.

The location of this property is particularly appealing, with easy access to local amenities and transport links, making it a practical choice for daily living. The surrounding area is known for its friendly community and picturesque surroundings, offering a tranquil lifestyle while still being close to the vibrant town of Pontefract.

This semi-detached bungalow presents an excellent opportunity for those looking to invest in a comfortable and manageable home in a desirable location. With its charming features and convenient layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

Entrance Hall

Welcoming entrance hall with a frosted glass front door allowing natural light and internals doors off to living rooms and bedrooms.

Living Room

12'11" x 10'7"

This welcoming living room offers a comfortable space to relax, featuring soft carpeting and neutral walls complemented by an orange accent wall that adds warmth and character. A large window fills the room with natural light.

Kitchen

12'10" x 7'2" plus recess

The kitchen is well-equipped with modern units in a crisp white finish, contrasted by dark work surfaces and practical tiled walls and flooring. It features an integrated double oven, an electric hob, and a sink situated beneath a wide window overlooking the garden, allowing plenty of natural light into the space. A door leads out to the hall/utility area, providing ease of access and additional storage.

Bedroom 1

11'11" x 9'10"

This peaceful bedroom offers a restful retreat with a soft carpet and a muted green accent wall that complements the neutral tone on the other walls. A large window lets in natural light and provides views of the front garden.

Bedroom 2

9'11" x 7'9" plus recess

A bright and cheerful bedroom painted in blue with playful wall decorations, this room is ideal for a child or guest. A window fills the room with natural light and offers a view of the rear garden outside.

Bathroom

The bathroom has been stylishly finished with large neutral tiles covering the walls, creating a modern and clean atmosphere. It features a white bathtub with an overhead shower and a glass screen, a white sink set in a blue cabinet unit, and a white toilet with a contrasting dark seat. A small frosted window provides natural light and privacy.

Hall/Utility

The hall / utility area offers practical space with tiled flooring and white painted brick walls, illuminated by natural light through the glazed door leading outside. This versatile space provides access to the kitchen and garden, making it convenient for daily living and storage needs.

Rear Garden

The rear garden is a well-maintained and spacious lawned area bordered by fencing and hedges, with some mature trees providing a sense of privacy and natural beauty. It offers ample space for outdoor activities, gardening, and relaxation, creating a pleasant outdoor retreat.

Front Exterior

The front exterior of the property features a paved driveway leading to the entrance, with a neatly trimmed lawn and hedging providing a welcoming and tidy appearance. A gate opens onto the driveway, and the property has a traditional brick façade with windows that bring in natural light to the interior.

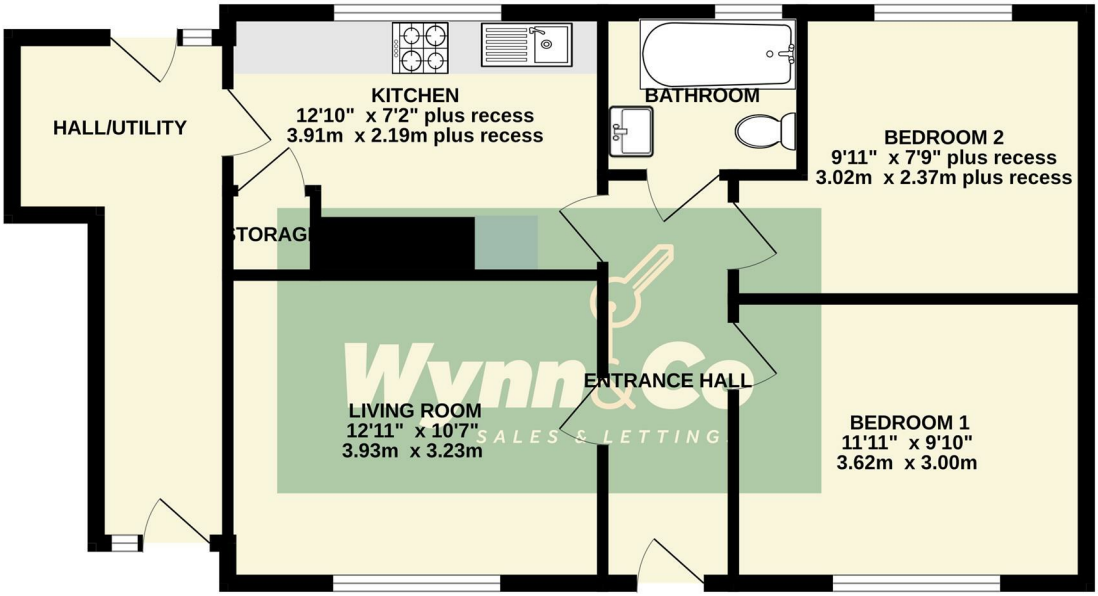
MISC

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance

only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. 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 OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

25 Stockingate, South Kirkby, Pontefract, WF9 3RR

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TWO BEDROOM SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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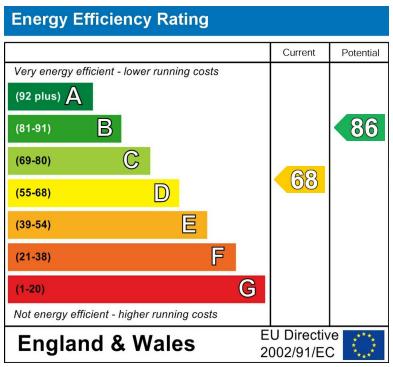

DIRECTIONS

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