

## 174 Southgate, Pontefract, WF8 1QJ

Situated in the charming area of Southgate, Pontefract, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal 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.

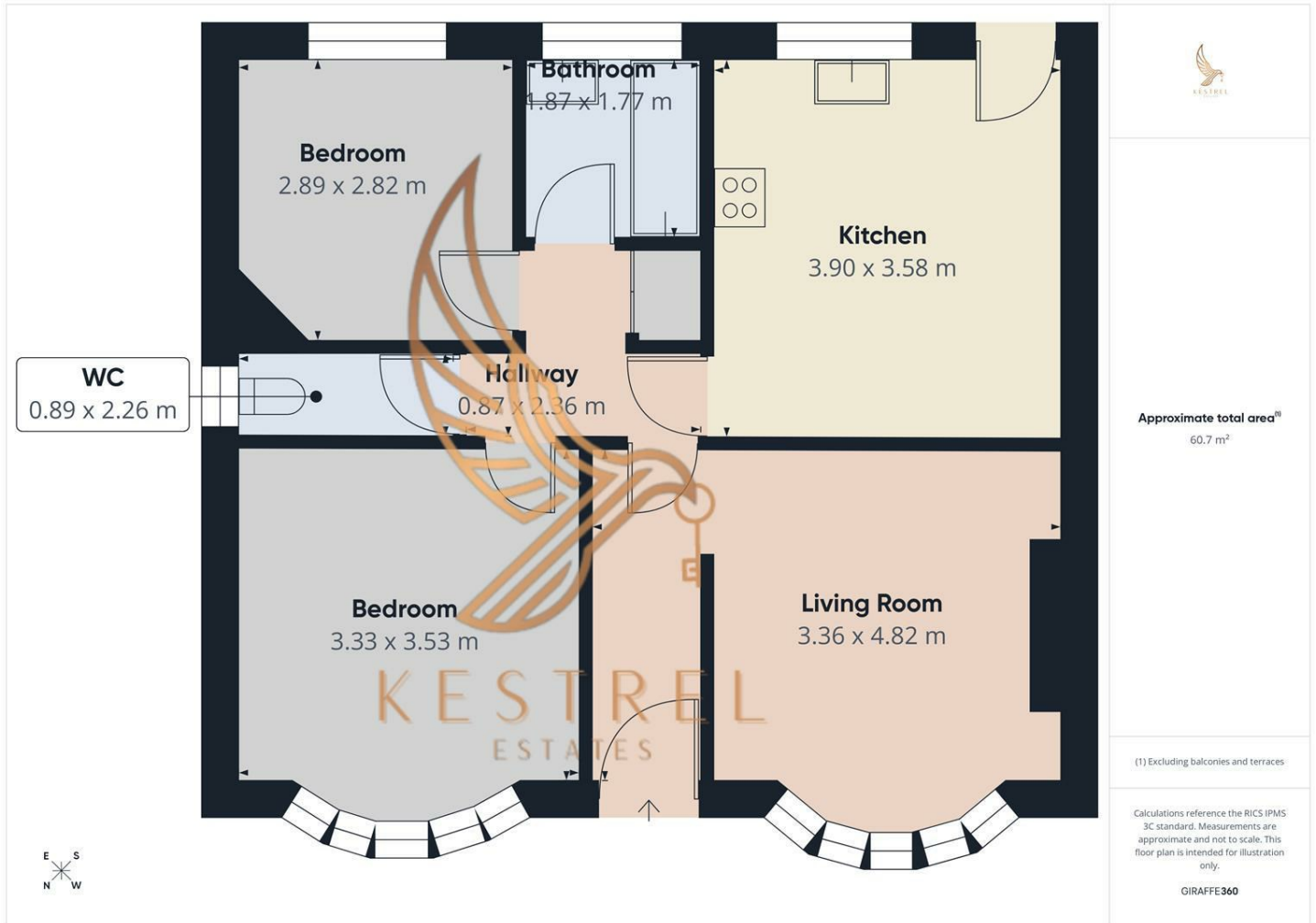
The bungalow features a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen, while not specified, is typically a central hub in such homes, likely offering ample storage and workspace for culinary enthusiasts.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many residential areas. This added convenience allows for easy access and peace of mind for you and your guests.

The location in Southgate is particularly appealing, providing a tranquil setting while still being within reach of

- CHECK OUT THIS BUNGALOW
- NO CHAIN
- READY TO MOVE STRAIGHT IN TO
- OFF STREET PARKING
- GARAGE
- WALKING DISTANCE TO SHOPS AND TOWN CENTRE

**£225,000**



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            | <b>82</b> |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |