



2 Bed
Bungalow -
Detached
located in
Pontefract
Offers Over £230,000



Stumpcross Way

Pontefract

WF8 2DF

Hallway
3'5" x 9'3"

Double glazed entrance door leads into the main hallway, giving access to the kitchen, lounge, bathroom, two double bedrooms, storage cupboards and a loft. With neutral decor and a gas central heated radiator.

Living Room
11'2" x 15'11"

A fireplace with hearth and surround. Double glazed patio door to the rear elevation, gas central heated radiator. Wood laminate flooring.

Kitchen
7'10" x 11'8"

With a range of wall and base kitchen units with laminated work surfaces over . A stainless steel sink, drainer and mixer tap. There is an electric hob oven and grill. The walls are partly tiled. Space for a fridge and freezer and plumbing for an automatic washing machine.

Main Bedroom
9'10" x 13'10"

Non fitted wardrobes drawers and bedside tables. Wall lights. Wood laminate flooring. Double glazed window to the front elevation with a gas central heated radiator below.

Bedroom Two
9'1" x 8'6"

Laminate flooring. Double glazed window to the front elevation with a gas central heated radiator below.

Shower Room
5'5" x 6'4"

A UPVC double glazed window to the side elevation. Partly tiled walls A toilet with a low-level flush. Sink with a mixer tap and vanity unit below. A corner shower cubicle with a main feed shower and walk in corner shower cubicle. Gas central heated radiator. Extractor fan the ceiling.

Garage

Up and over Door to the front . Aside timber access door. Light and power.


Externall

To the front, there is a low maintenance pebbled garden , a blocked paved side access pass a Tarmac driveway and double iron gates separate the front to the back.

To the rear there is an enclosed low maintenance rear garden which mainly consists of block paving and decking areas , with mature plants trees and shrubs. A separate detached garage.

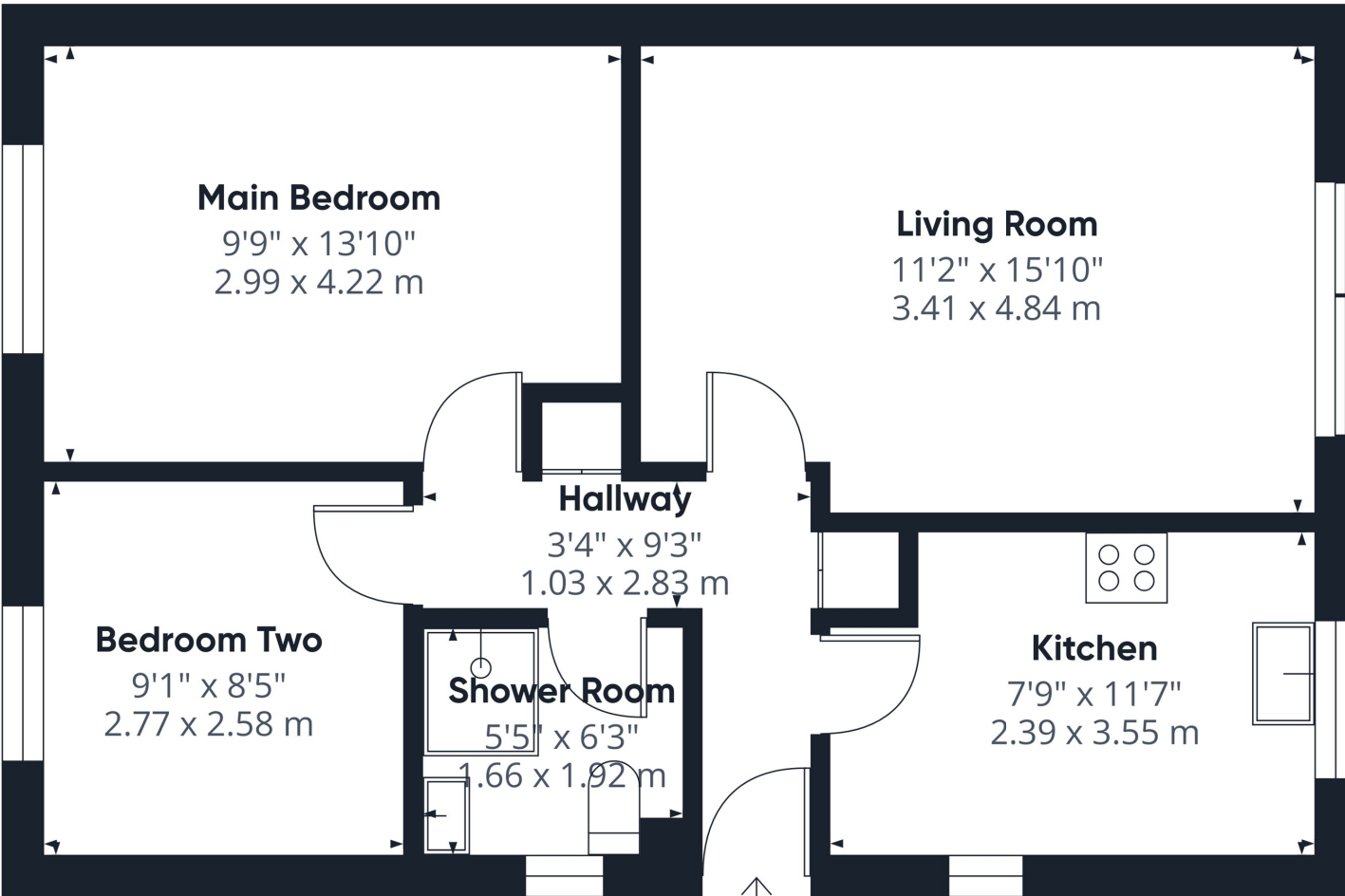




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			
			EU Directive 2002/91/EC 

76

60



Approximate total area⁽¹⁾
555 ft²
51.7 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.

GIRAFFE360



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