



St. Andrews Drive, Featherstone Pontefract WF7 6NE

welcome to

St. Andrews Drive, Featherstone Pontefract

GUIDE PRICE £270,000 - £280,000Offered for sale with no onward chain is this three-bedroom detached bungalow located in Pontefract. Featuring a living room/diner, kitchen/diner, shower room and separate WC. Benefits include ample off-street parking, a garage, and well maintained gardens.



GUIDE PRICE £270,000-£280,000Offered for sale with no onward chain is this spacious three-bedroom detached bungalow, occupying a pleasant position within a sought-after area of Pontefract and offering well-proportioned accommodation throughout.

The property briefly comprises an entrance porch leading into a generous living room/diner, a fitted kitchen/diner, three comfortable bedrooms, a shower room and a separate WC.

Externally, the property benefits from a substantial driveway providing ample off-street parking for several vehicles and leading to the garage. To the front, there is a pleasant garden creating an attractive first impression, whilst to the rear is a fully enclosed private garden, designed for ease of maintenance and ideal for relaxing or entertaining.

The property is well placed for easy access to a range of local amenities, including shops, supermarkets, schools and healthcare facilities. Pontefract town centre is within easy reach, offering a wider selection of amenities, leisure facilities and popular bars and restaurants. Excellent transport links, including nearby road networks and railway stations, provide convenient access to Wakefield, Leeds, Doncaster and beyond, making this an ideal location for a variety of buyers.

This fantastic bungalow presents an excellent opportunity for those seeking single-storey living in a convenient and well-connected location,

Agents Note

Porch

Lounge/Diner

19' 5" x 15' 3" (5.92m x 4.65m)

Kitchen/Diner

12' 8" x 7' 9" (3.86m x 2.36m)

Wc

Shower Room

Bedroom One

15' 8" x 12' 4" (4.78m x 3.76m)

Bedroom Two

9' 10" x 11' (3.00m x 3.35m)

Bedroom Three

11' 2" x 8' (3.40m x 2.44m)



view this property online williamhbrown.co.uk/Property/PON120102



welcome to St. Andrews Drive

- ***GUIDE PRICE £270,000-£280,000***
- Three Bedroom Detached True Bungalow
- NO CHAIN
- Driveway
- Detached Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price
£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON120102



Property Ref:
PON120102 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk