



The Bungalow, Cobblers Lane, PONTEFRACT WF8 2HN

Welcome to

The Bungalow, Cobblers Lane, PONTEFRACT

GUIDE PRICE £320,000 - £330,000 Deceptively spacious three-bedroom detached bungalow set back from the main road, offering well-presented single-level living with gated parking, gardens and a detached garage. Close to amenities, transport links and Pontefract Baghill and Monkhill stations.



Entrance Hall

A composite front entrance door with side window panel, fitted storage cupboard and access to the fully boarded loft.

Lounge

21' 11" x 11' 5" (6.68m x 3.48m)

With a UPVC double glazed patio doors to the front, coving to the ceiling, archway into dining room and two gas central heating radiator.

Dining Room

11' 4" x 8' (3.45m x 2.44m)

With a UPVC double glazed window to the side, coving to the ceiling, door into kitchen and a gas central heating radiator.

Kitchen

14' 5" x 10' 10" (4.39m x 3.30m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, double oven, induction hob, space for slimline dishwasher, American fridge freezer, extractor fan, plumbing for washing machine, tiled splash back, laminate flooring, composite side entrance door and a UPVC double glazed window to the rear aspect.

Bedroom One

14' 11" x 11' 6" (4.55m x 3.51m)

With a UPVC double glazed window to the rear, fitted wardrobes and a gas central heating radiator.

Bedroom Two

8' 10" x 11' 3" (2.69m x 3.43m)

With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Three

10' 10" x 8' 3" (3.30m x 2.51m)

With a UPVC double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a wash hand basin, panelled bath with mixer shower, airing cupboard, chrome heated towel rail and a UPVC double glazed window to the rear.

Wc

A low level flush WC and a UPVC double glazed window to the rear.

Front Garden

Lawned gardens to the front with planting creating borders, gated access on to the driveway to the front and side, ample off road parking leads up to the detached garage.

Rear Garden

To the rear there is a large lawned garden area with a paved patio seating area and privet edging.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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**The Bungalow Cobblers Lane,
PONTEFRACT**

- ***GUIDE PRICE £320,000 - £330,000***
- Detached True Bungalow
- Three Bedrooms All With Fitted Wardrobes
- Modern Fitted Bathroom & Kitchen
- Ample Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£320,000 - £330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118936 - 0005

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.

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