



**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.



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## Welcome to

# 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 - 0004

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