



**Monkhill Lane, Pontefract WF8 1RX**

**Welcome to**

**Monkhill Lane, Pontefract**

\*\*\*GUIDE PRICE £280,000 - £290,000\*\*\* Offered for sale with no chain is this three-bedroom detached true bungalow, featuring a great-size drive, detached garage, stunning manicured gardens, large conservatory, through lounge diner, dining kitchen, three good-size bedrooms, and the house bathroom.



### **Lounge**

33' x 10' 4" ( 10.06m x 3.15m )

With a UPVC double glazed window to the front aspect, fire surround and two gas central heating radiators.

### **Kitchen**

19' 4" x 9' ( 5.89m x 2.74m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, double electric oven, gas hob, extractor fan, tiled splash back, plumbing for washing machine, fridge freezer, vinyl floor covering, spot lights to the ceiling, cupboard housing the hot water tank, cupboard housing the boiler, a UPVC double glazed rear entrance door, and two windows to the front and side.

### **Conservatory**

16' 8" x 10' 3" ( 5.08m x 3.12m )

With a UPVC French doors to the rear.

### **Bedroom One**

15' 7" x 8' 7" ( 4.75m x 2.62m )

With a UPVC double glazed window to the rear, walk in wardrobe and a gas central heating radiator.

### **Bedroom Two**

8' 5" x 14' 2" ( 2.57m x 4.32m )

With a UPVC French doors into the conservatory, fitted wardrobes, gas central heating radiator and a window to the side.

### **Bedroom Three**

5' 7" x 11' 3" ( 1.70m x 3.43m )

With a window to the side, fitted wardrobes and a gas central heating radiator.

### **Shower Room**

A suite consisting of a low level flush WC, wash hand basin, walk in electric shower cubicle, tiled flooring, spot lights to the ceiling, a chrome heated towel rail and a window to the side aspect.

### **Front Garden**

With a neatly laid lawn through double gates.

### **Rear Garden**

A large lawned garden with patio seating area and a detached garage.



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## Welcome to

### Monkhill Lane, Pontefract

- \*\*\*GUIDE PRICE £280,000 - £290,000\*\*\*
- Three Bedroom Detached Home
- No Onward Chain
- Spacious Rooms
- Modern Kitchen & Modern Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£280,000 - £290,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON119608 - 0003

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william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**