

A floor plan of a 3-bedroom house. The layout includes a large living room (3.47m x 2.91m) and a kitchen (2.78m x 1.79m) on the left side. On the right side, there is a bedroom and a shower room. An entrance leads into the living room area. The plan shows various rooms, corridors, and architectural details like doors and windows.

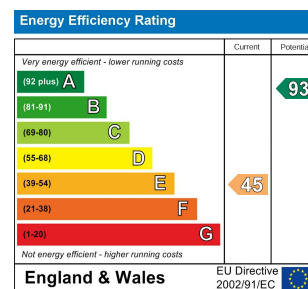
Bedroom

Shower Room

Entrance

Kitchen
2.78m x 1.79m

Living Room
3.47m x 2.91m



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*your home may be repossessed if you do not keep up repayments on your mortgage

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PONTEFRAC T & CASTLEFORD
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For Sale Freehold £110,000

Set back from the main roadside is this superbly appointed one bedroom semi detached bungalow, offering well presented and easy to maintain accommodation ideally suited to a range of buyers. Benefitting from UPVC double glazing and electric panel heaters throughout, the property is offered for sale with no onward chain.

The accommodation briefly comprises an entrance hall, modern shower room, open plan living room/kitchen and a double bedroom. Externally, to the side is a low maintenance artificial lawned area together with off road parking for one vehicle. To the front is an attractive lawned garden incorporating a paved patio area, ideal for outdoor seating and entertaining.

The property is conveniently situated for a range of local amenities, including shops and schools, with regular bus services operating nearby and good access to the motorway network.

Offered for sale with no onward chain, the property would make an ideal purchase for a first time buyer, couple, investor or those looking to downsize. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door leading into the entrance hall. Laminate flooring and doors providing access to the open plan living kitchen, shower room and airing cupboard.

SHOWER ROOM

5'2" x 5'1" [1.60m x 1.55m]

Fitted with a low flush W.C., wash basin set over vanity cupboards and corner shower enclosure with electric shower. Fully tiled walls and flooring, electric chrome heated towel radiator, recessed spotlights to the ceiling and frosted UPVC double glazed window overlooking the front elevation.



OPEN PLAN LIVING KITCHEN

14'8" x 11'5" [max] x 8'11" [min] [4.49m x 3.49m [max] x 2.74m [min]]

Laminate flooring throughout and a modern feature fire surround incorporating an electric fire. UPVC double glazed windows overlook the side elevation. The kitchen area is fitted with a contemporary range of wall and base units with matching work surfaces over, incorporating a sink and drainer. Space and plumbing for a washing machine, space for a fridge freezer, integrated oven and grill, four ring electric hob and stainless

steel extractor hood above. A door provides access to the bedroom.



BEDROOM ONE

9'1" x 8'4" [max] [2.79m x 2.56m [max]]

UPVC double glazed window overlooking the side elevation, wall mounted electric heater and loft access. Fitted wardrobes with sliding doors and a modern feature fire surround incorporating an electric fire.



OUTSIDE

To the front is an attractive lawned garden incorporating a stone flagged patio area. To the side of the property is a low maintenance artificial lawned garden area together with off street parking for one vehicle.



PLEASE NOTE

Please Note: There is no gas supply to the property and heating is provided by electric panel heaters.

COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.