Park Row

The proactive estate agent

## Halfpenny Lane, Pontefract, WF8 4AY

**Offers In Excess Of £375,000**

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## Lead In

Situated on the ever-popular Halfpenny Lane in Pontefract, this exceptional four-bedroom detached bungalow occupies a unique position, enjoying access from the main road whilst also benefiting from a peaceful cul-de-sac setting to the rear. Beautifully modernised throughout, this stunning home offers an impressive 1,577 sq. ft. of versatile accommodation, finished to an impeccable show home standard.

From the moment you step inside, it is clear that no expense has been spared. The property has been extensively renovated with brand-new fixtures and fittings throughout, creating a contemporary home ready for immediate occupation. The spacious and flexible layout will appeal to a wide range of buyers, from growing families to those seeking generous living space with ground floor accommodation.

The welcoming entrance hall leads to two generous double bedrooms and a stylish family bathroom. At the heart of the home is the impressive contemporary kitchen, complete with a central island and ample workspace, making it ideal for both everyday living and entertaining. The spacious lounge flows effortlessly into the bright and airy sun room, overlooking the rear garden and providing the perfect space to relax all year round.

To the first floor are two further double bedrooms, a dedicated dressing room and an additional modern bathroom, creating an ideal principal suite or private accommodation for family members and guests.

Externally, the property continues to impress with extensive off-street parking, a low-maintenance front garden and a beautifully presented enclosed rear garden, providing excellent outdoor space for entertaining and family life.

Perfectly positioned for commuters, the property offers excellent connectivity to Pontefract Racecourse, Pontefract Monkhill and Tanshelf railway stations, Pontefract town centre and the motorway network, while a selection of highly regarded primary and secondary schools are all within easy reach.

Properties finished to this exceptional standard are rarely available, and with its spacious accommodation, premium finish and highly desirable location, we expect a high level of interest. Early viewing is strongly recommended to fully appreciate everything this outstanding home has to offer.

Certain external photographs have been digitally enhanced using Artificial Intelligence (AI) to demonstrate the property's potential. These images are intended for illustration only and do not represent the property's current appearance.

## Sunroom

13'1" x 8'2" (4.00 x 2.49)

Access to the kitchen and the open plan living room diner. Polycarbonate roof. UPVC double glazed windows to the side and front of the property overlooking the front garden and parking area. Wood effect flooring. Central heated radiator. UPVC double glazed door giving access to the front garden.

## Kitchen

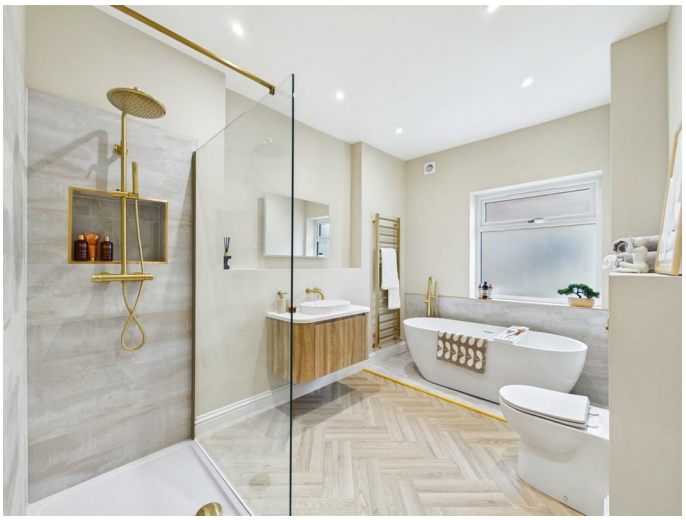
11'8" x 14'5" (3.56 x 4.39)

A modern range of kitchen base units with a kitchen island. Integrated electric oven and hob. Space for dishwasher and integral fridge and freezer. Option to reconnect plumbing for washing machine. Inset single bowl sink and drainer with gold mixer tap. Two doors leading to the open plan living room diner and one leading to the sunroom. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the side and front elevations.

## Living Room Diner
12'12" x 26'7" (3.96 x 8.10)

Access to bedrooms three, four, house bathroom and the hallway leading to side door that gives access to the side exterior of the property. Staircase leading to the first floor. Carpeted throughout. Central heated radiators. UPVC double glazed windows to the side elevations.

## Bathroom
11'10" x 7'9" (3.60 x 2.36)



A luxury white white briefly comprising of a free standing double end bath with stainless steel gold tap and shower attachment. Wash hand basin with storage below and stainless steel gold mixer tap. Shower cubicle with mains feed waterfall shower. WC with low level flush. Extractor fan. Partially tiled walls. Wood effect flooring. Central heated towel rail. UPVC double glazed frosted window to the side aspect.

## Bedroom Three
12'12" x 12'11" (3.95 x 3.94)

Double bedroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

## Bedroom Four
11'11" x 12'10" (3.62 x 3.92)

Double bedroom. Built in storage alcove. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

## Landing
3'10" x 2'7" (1.17 x 0.80)

Access to bedroom one, two and storage cupboard. Carpeted throughout.

## Bedroom One
16'11" x 9'10" (5.15 x 2.99)

Access to en suite and dressing room. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

## En Suite
7'1" x 7'1" (2.15 x 2.16)

White suite comprising of WC with low level flush. Wash hand basin with mixer tap. Shower cubicle with mains feed shower. Wood effect flooring. Central heated towel rail. UPVC double glazed skylight.

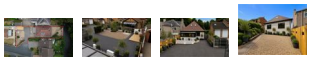
## Dressing Room
10'4" x 10'9" (3.16 x 3.27)

Carpeted throughout. Central heated radiator. UPVC double glazed skylight.

## Bedroom Two
19'8" x 9'8" (5.99 x 2.95)

Carpeted throughout. Central heated radiator. UPVC double glazed skylight.

## External



The property is approached via an extensive concrete driveway providing generous off-road parking for multiple vehicles, with secure timber gates offering access to the side and rear of the property. A raised seating terrace to the front provides an attractive outdoor space. The bungalow enjoys an elevated position with a smart, low-maintenance frontage and an attractive first impression.

The rear garden has been designed for ease of maintenance, featuring a generous gravelled garden with established shrubs and mature trees creating a pleasant backdrop. A paved pathway wraps around the property, providing access to all sides, while newly installed timber fencing offers privacy and security.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

## Disclaimer

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## MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## OPENING HOUR'S

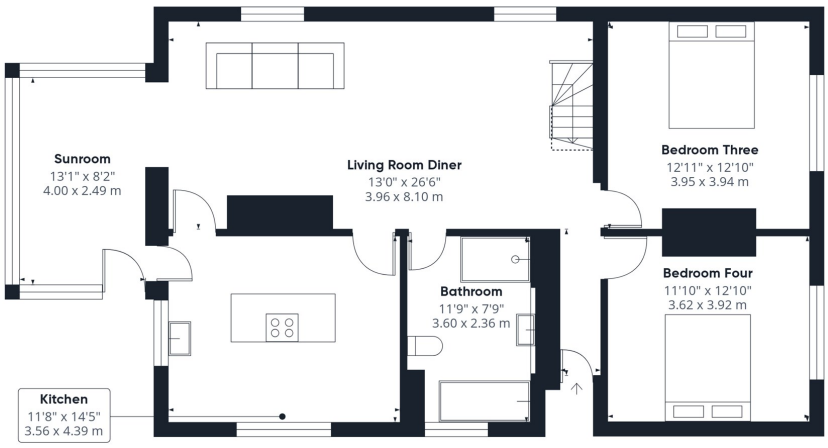
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

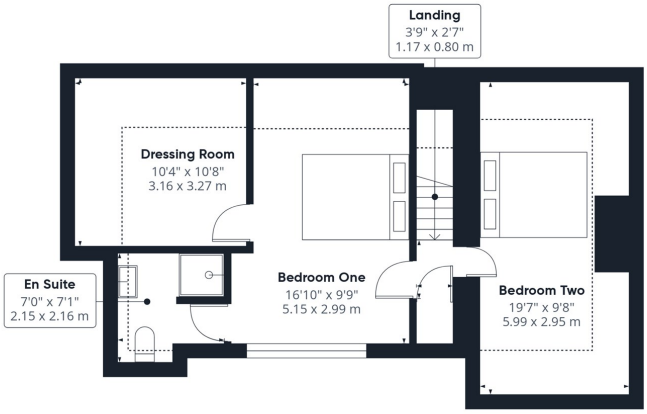
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.




Floor 0



Floor 1

**Approximate total area**(1)

1577 ft²

146.5 m²

**Reduced headroom**

182 ft²

16.9 m²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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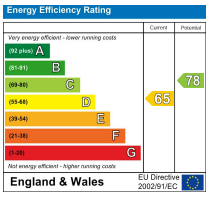


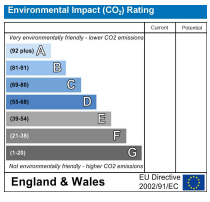


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