



CROWN

ESTATE AGENTS

Went View, Thorpe Audlin



Guide Price £350,000



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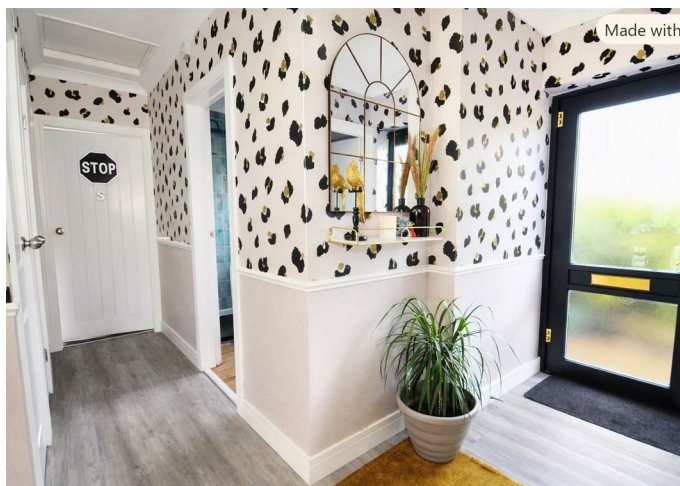


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Standing on an expansive corner plot within this sought after residential village, the property comprises a detached, true bungalow which offers spacious accommodation and requires viewing to be fully appreciated. The village lies within easy reach of surrounding centres and motorways and there are shops and stores short drives away. If you're looking for a bit of peace and quiet and a wonderful property, don't hesitate to arrange a viewing.



- Beautifully presented detached bungalow in a sought after village location
- Reception Hall, spacious lounge
- Well fitted modern dining kitchen with bi-fold doors to the garden
- Main bedroom with feature slipper bath as en suite
- Two further double bedrooms with fitted robes
- Attractive modern shower room
- Corner plot with gardens to front, side and rear together with parking
- EPC Grade D
- Council Tax Band C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

Double glazed door from the side of the property leading into a spacious reception area. There are two useful stores off, coved ceiling, central heating radiator and access point to the loft.

Lounge

17'5" x 11'3" (5.32 x 3.45)

A spacious and traditionally styled living room featuring a painted timber feature fireplace with a modern electric fire, creating a focal point to the room. The room benefits from a wide uPVC double-glazed window to the front affording ample natural light, coved ceiling and gas central heating, with generous space for a range of furniture.

Kitchen

10'11" x 9'1" 8'7"x 4'4" (3.35 x 2.78 2.64x 1.34)

A well-appointed kitchen fitted with an extensive range of matching wall, base and drawer units, complemented by oak work surfaces and a tiled surround. The kitchen includes a single Belfast sink with mixer taps over, plumbing for a washing machine and a gas central heating radiator. A uPVC double-glazed window to the side provides natural light, with further modern bi-fold doors giving access to the garden at the side of the property.

Bedroom One

16'0" x 7'10" (4.88 x 2.39)

A bright and comfortable bedroom featuring a front-facing uPVC double-glazed window, gas central heating radiator and a unique feature of a free standing slipper bathe with claw feet proving an en-suite facility.

Bedroom Two

13'7" x 8'3"+10'7" (4.15 x 2.54+3.25)

A well-proportioned bedroom with a rear-facing uPVC double-glazed window, providing plenty of natural light, along with a gas central heating radiator and a built-in three-door wardrobe offering generous storage space.

Bedroom Three

7'9" x 10'5" (2.38 x 3.19)

A spacious and inviting double bedroom with a large uPVC double-glazed window providing plenty of natural light and pleasant views. The room benefits from fitted wardrobes offering excellent storage, and a gas central heating radiator. There is also ample space for a dressing table and additional bedroom furniture.

Shower Room

4'1" x 8'1" (1.25 x 2.48)

A beautifully presented and modern, well-appointed bathroom comprising a low-flush WC, wash hand basin and quadrant shower cubicle with glazed screen door and Triton shower. The room benefits from two uPVC double-glazed windows, tiled walls, extractor fan and an anthracite, period style gas central heating radiator.

Outside

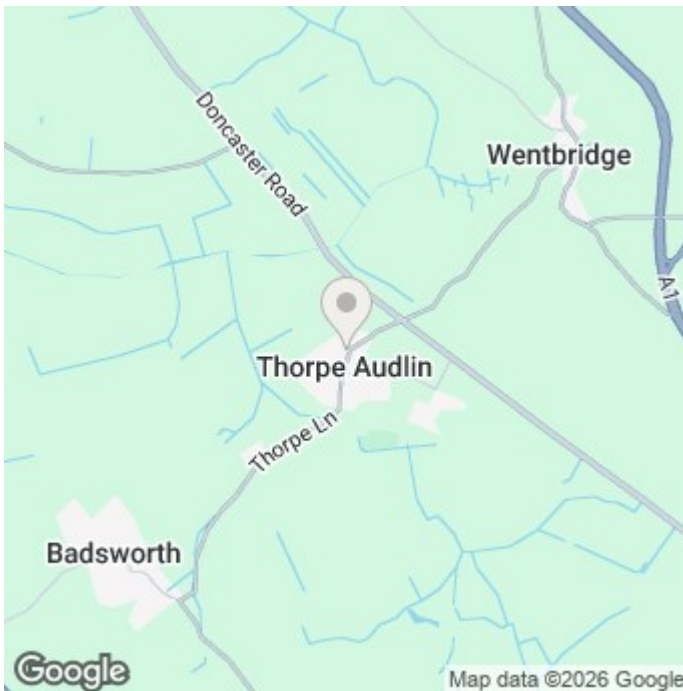
The property benefits from well-maintained gardens to both the front, side and rear. The front garden is mainly laid to lawn with established shrub borders and a block paved driveway providing parking. The lawn continues along the side of the property, leading to a further lawned rear garden with a paved footway and additional shrub borders.



Floor Plan



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, distances, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The number, location and appearance of rooms have not been verified and no guarantee is given that the floorplan is correct. The floorplan is for guidance only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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