

Manor Park, Pontefract



£495,000



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Nestled in the charming area of Manor Park, Darrington, Pontefract, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Set in a peaceful neighbourhood, this home benefits from a tranquil environment while still being within easy reach of local amenities and transport links. The combination of space, comfort, and a desirable location makes this bungalow a wonderful opportunity for anyone looking to settle in this lovely part of Pontefract.

Do not miss the chance to make this charming property your new home.



- Superb detached bungalow in a sought after residential village
- Close to local amenities and surrounding centres via motorway networks
- Reception Hall, large lounge, well fitted kitchen
- Superb sun lounge with multi fuel stove, formal dining Room
- Two good size double bedrooms with fitted robes, single bedroom
- House bathroom with white suite and separate shower cubicle.
- Good size and well maintained gardens. Two garages
- EPC Grade
- Council Tax Band F
- Freehold

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

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

Reception Hall

10'9" x 5'4" plus 7'10" x 5'2" overall (3.30 x 1.64 plus 2.41 x 1.59 overall)

A lovely, welcoming entrance area with a good range of cloaks and storage cupboards, two central heating radiators and tiled flooring.

Lounge

16'1" x 15'6" (4.91 x 4.74)

Having a wide front facing window giving ample natural light to this well proportioned living space with feature fireplace having a raised slate hearth and living flame gas fire, three wall light points and two central heating radiators.

Kitchen

10'7" x 10'3" (3.23 x 3.14)

Lovely space and fitted with an extensive range of modern units including base cupboards and drawers with quartz work surfaces over, inset 1.5 bowl stainless sink with mixer taps, integrated appliances including fitted oven and 5ring ceramic hob with extractor hood over, radiator, tiled floor and open access to the

Sun Lounge

17'4" x 7'11" (5.30 x 2.42)

Great family space with windows all round, rooflight windows enhancing the natural light, central heating radiator, feature exposed brick chimney breast and multi fuel stove and with French windows to the rear garden. Step up and open access to the

Dining Room

10'4" x 8'10" (3.16 x 2.70)

Formal dining space with coved ceiling, radiator and tiled flooring.

Bedroom 3/Study

8'9" x 7'10" (2.69 x 2.39)

Good size third bedroom which could be used as a study if required and having a rear facing window, coved ceiling and central heating radiator

Bedroom 1

14'9" x 10'5" (4.50 x 3.20)

Great size main bedroom with wide front facing window, central heating radiator and a range of full height fitted robes to one wall.

Bedroom 2

11'6" x 10'4" (3.52 x 3.17)

Further generous size bedroom facing to the rear, again with a full height range if fitted robes, central heating radiator.

House Bathroom

8'3" x 7'3" (2.52 x 2.23)

Fitted with a modern white suite of panelled bath, vanity wash hand basin, low level flush WC and separate shower cubicle. panelled walls, tiled floor, integral lighting, chrome heated towel warmer and two rear facing uPVC windows

External

The property stands on a wide garden plot. To the front there is an area of lawn with mature shrub border to the boundary and with driveways to each side leading to two separate garages and also providing ample parking. The rear garden is wide, mainly of lawn and with a raised, paved patio, mature shrubs and with a pebbled and paved section adjoining the left side of the property.



Floor Plan

GROUND FLOOR
1572 sq.ft. (146.1 sq.m.) approx.



TOTAL FLOOR AREA: 1572 sq.ft. (146.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	47	
(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.

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