

## Windsor Rise, Pontefract



**£350,000**



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Nestled in the charming area of Windsor Rise, Pontefract, this delightful detached bungalow offers a perfect blend of comfort and convenience. With a generous living space of 1,008 square feet, this property is ideal for families or those seeking a peaceful retreat.

The bungalow features three well-proportioned bedrooms, providing ample space for relaxation and rest. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home. The layout is practical, ensuring that every inch of space is utilised effectively.

This bungalow is not just a house; it is a home where memories can be made. Whether you are looking to downsize or seeking a family-friendly environment, this property offers a unique opportunity to enjoy single-storey living in a desirable location.

Do not miss the chance to view this lovely bungalow in Windsor Rise, where comfort and convenience await.



- Sought after location to the South of the Town
- Quality detached three bedroom detached bungalow
- Large lounge with fireplace feature, dining Room with feature pitched ceiling
- Well fitted modern kitchen with good range of units and integrated appliances
- Three good size bedrooms, one leading to a wonderful Orangery
- Well presented modern house bathroom
- Fabulous buy for a retiring couple
- EPC GRADE to follow
- Council tax Band D
- Freehold

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

### Entrance Lobby

A useful space to remove your shoes and coats with modern composite external door into and with a meter/cloaks cupboard off, central heating radiator and vinyl flooring. Inner door to the

### Kitchen

11'8" x 8'11" (3.58 x 2.72)

Well fitted with an extensive range of modern units including base cupboards and drawers with an ample run of work surfaces over, inset 1.5 bowl sink with mixer taps, fitted 5 ring gas hob with chimney style hood over, fitted double oven and grill, integrated dishwasher and plumbing for an automatic washing machine, integrated fridge and freezer. Feature under lighting to units, central heating radiator, side facing window and vinyl flooring. Access off to the

### Dining Room

19'5" x 9'1" (5.94 x 2.78)

A stunning room with feature pitched ceiling having two velux windows providing ample natural light, French windows leading from the side of the property, central heating radiator and 4 wall light points. Open archway leading into the

### Lounge

15'6" x 10'3" (4.73 x 3.14)

A lovely size reception area with wide bow window to the front, fireplace feature of timber surround and marble backing and hearth to the fitted living flame electric fire, central heating radiator and coved ceiling.

### Inner Hallway

11'10" x 2'9" (3.62 x 0.84)

Having feature wall panelling, access to the loft and giving access to

### Bedroom 1

12'11" x 8'7" (3.94 x 2.63)

A good size double bedroom with rear facing window, central heating radiator and coved ceiling.

### Bedroom 2

12'0" x 7'8" (3.68 x 2.35)

A second good size double, again facing to the side and with a central heating radiator and coved ceiling.

### Bedroom 3

10'8" x 7'8" (3.27 x 2.36)

Yet again, another generous third bedroom with window to the rear, central heating radiator and French Doors leading into the

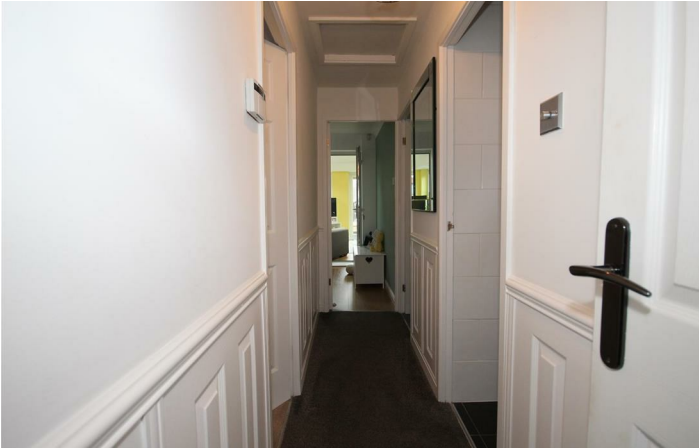
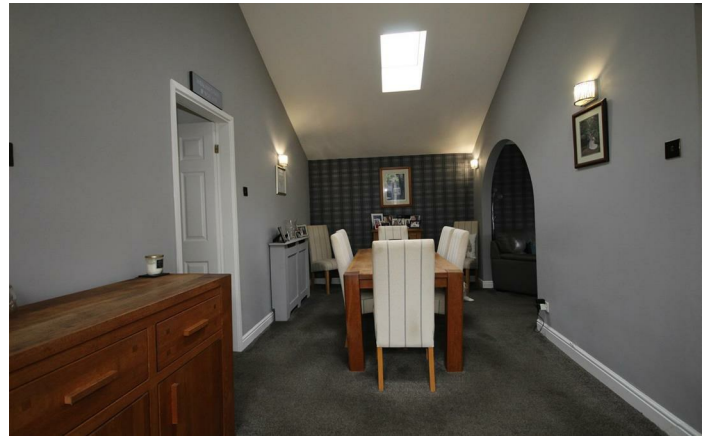
### Orangery

12'10" x 12'1" (3.92 x 3.70)

A wonderful room for relaxation with French windows and windows leading into and overlooking the rear garden. This room is full of light with two velux windows to the pitched roof, two electric radiators, feature recessed downlighters over the windows and with a laminate flooring

### External

To the front is a manicured lawn and rockery with driveway offering parking space to the side. The drive leads through twin wrought iron gates by the side of the property where there is further parking for two cars and leading to the detached garage which has an electric roller shutter door, power and light. The enclosed and private rear garden is a delight for entertaining on a summers day with paved seating areas, one with pergola over.



Floor Plan



TOTAL FLOOR AREA: 998 sq ft (92.7 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan, Crown Estate Agents does not accept any liability for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any financial or other decisions. The contents of this plan are subject to change without notice. Plans are not to scale.



### Energy Efficiency Rating

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

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