

**1 Lower Taythes Lane, Off Baghill Lane,
Pontefract, WF8 2TX**

- # Three Bedroom Detached Bungalow in an established location.
- # Entrance Hall, Lounge, Dining Room, Kitchen.
- # Three Bedrooms to the rear, Bathroom/w.c.
- # UPVC double glazing and gas fired central heating
- # Mature and attractive gardens to front and rear
- # Single attached garage
- # Energy Rating

GUIDE PRICE**£265,000**

DESCRIPTION

We are pleased to offer for sale this Detached Bungalow situated within an established and mainly residential location. Having UPVC double glazing together with gas fired central heating, the accommodation is deceptively spacious with a reception hall, dining room, lounge, kitchen with pantry store, three rear bedrooms accessed from an inner hall and bathroom/w.c. Outside this property has a driveway that leads up to a single attached garage and there are mature and attractive gardens to both the front and rear.

The Accommodation comprises: -

Wood FRONT ENTRANCE Door leads into a: -

RECEPTION HALL with coving to ceiling.

DINING ROOM: - 9ft 10in x 8ft 6in (3m x 2.6m) with coving to ceiling and a central heating radiator.

LOUNGE: - 17ft 11in x 11ft 11in (5.46m x 3.64m) overall and features a stone fireplace which extends into the recess and has a polished wood mantle and a gas fire on a stone hearth. Coving to ceiling, central heating radiator and aspects to both the front and side.

KITCHEN: - 13ft 6in x 8ft 11in (4.18m x 2.72m) with a range of base and wall mounted cupboard and drawer units, worktops with tiling above, stainless steel sink unit and pantry cupboard/store. Wall mounted 'Vailant' gas fired boiler and a central heating radiator.

INNER HALL (accessed from lounge)

REAR BEDROOM No. 1: - 13ft 8in x 9ft 10in (4.17m x 3m) with coving to ceiling and central heating radiator.

REAR BEDROOM No. 2: - 12ft x 9ft 11in (3.67m x 3m) with coving and central heating radiator.

REAR BEDROOM No. 3: - 9ft 11in x 7ft 6in (3.02m x 2.31m) with coving and central heating radiator.

BATHROOM: - 8ft 10in x 6ft 1in (2.7m x 1.87m) with a 3-piece suite that includes a rectangular panelled bath, wash basin and low flush w.c..

Part tiled walls, central heating radiator and airing cupboard.

OUTSIDE

The driveway is accessed through a pair of wrought iron gates and leads up to the single attached garage. There is a mature and attractively presented garden to the front with lawn and flower borders. An enclosed garden to the rear that incorporates an aluminium framed greenhouse.

SERVICES

All Mains Services are assumed to be connected and gas central heating is installed.

TENURE

Freehold with the benefit of vacant possession.

COUNCIL TAX BAND

Wakefield MDC - D

VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.



For Identification Purposes Only



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RESIDENTIAL



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property