



2 Bed
Bungalow -
Detached
located in
Pontefract
Price Guide £350,000



enfields

Elm Park
Pontefract
WF8 4LG

GUIDE PRICE £350,000 - £375,000FULLY MODERNISED
THROUGHOUT*** With a low maintenance rear garden, don't miss your
chance to secure a viewing on this stunning bungalow!

Enfield's are delighted to welcome to the market this excellent two-bedroom,
detached bungalow in this sought after location on the South-side of
Pontefract. Modern throughout, this property would be perfect for a range
of buyers. Close to local amenities, shops and transport links, this property is
not to be missed.

Internally, the property comprises of an open-plan kitchen/diner, living
room, two bedrooms, en suite, family bathroom and two sunrooms.

Externally, this delightful, detached bungalow boasts superb kerb appeal with
its attractive red-brick exterior and neatly maintained frontage. The property
is approached via a landscaped garden featuring mature shrubs, decorative
stonework and a welcoming pathway leading to the main entrance. A private
driveway provides ample off-road parking and gives access to the attached
garage. To the rear, the property enjoys a fully enclosed and impressively
private garden, thoughtfully designed for ease of upkeep. The space offers a
blend of gravelled areas, paved areas and well-defined borders, all framed by
tall evergreen hedging and secure fencing. Ideal for outdoor entertaining or
quiet relaxation, the garden provides a peaceful retreat that perfectly
complements this well-presented bungalow.

Hallway
18'2" x 4'11"
Access to kitchen/diner, living room, both bedrooms and the main
bathroom. Wood effect flooring. Central heated radiator.

Kitchen/Diner
18'6" x 10'1"
A contemporary range of high and low level shaker style kitchen units and
marble effect worktops and upstand. White composite double bowl sink
with gold mixer tap over. Integrated appliances including fridge/freezer,
dishwasher, electric oven with extractor hood above and four ring electric
hob. UPVC double glazed window and UPVC stable style door to the side
elevation. To the dining room, UPVC double glazed window to the rear. Wood
effect flooring. Central heated radiator.

Living Room
16'1" x 12'2"
UPVC double glazed bay window to the front elevation with patio doors.
Wood effect flooring. Central heated radiator.

Main Bathroom
6'10" x 8'4"
A modern white and suite comprising of a panel bath with gold taps and
gold mains fed shower, WC with low level flush and wash hand basin set in
vanity unit with gold mixer tap over. Complimentary brick pattern wall tiling
with contrasting grout. Extractor fan. UPVC frosted double glazed window to
the side elevation. Tiled flooring. Black matte central heated towel rail.

Main Bedroom
13'5" x 9'3"
With a range of full-height fitted wardrobes running the full length of the
wall. Access to the en suite. UPVC double glazed window looking to the rear.
Carpeted throughout. Central heated radiator.

En Suite
9'2" x 3'7"
White suite comprising of mains fed shower with gold waterfall shower head,
wash hand bowl sink set in vanity unit with gold taps over, WC with low level
flush. Complimentary brick pattern full height wall tiling with contrasting
grout. Extractor fan. UPVC frosted double glazed window looking to the rear
aspect. Tiled Flooring. Black matte central heated towel rail.

Bedroom Two
9'4" x 12'
French door access to sunroom one. Carpeted throughout. Central heated
radiator.

Sunroom One
8'10" x 12'2"
Patio door leading to the garden. French door leading back to the bedroom.
UPVC double glazed windows to all aspects. Carpeted throughout. Central
heated radiator.

Sunroom Two
20'6" x 8'3"
Large patio doors leading to the garden. Accessible via the kitchen. Carpeted
throughout. Central heated radiator.

Garage
17'7" x 10'
Single garage. Ideal for parking or storage.





Hallway

18'2" x 4'11"

Access to kitchen/diner, living room, both bedrooms and the main bathroom. Wood effect flooring. Central heated radiator.

Kitchen/Diner

18'6" x 10'1"

A contemporary range of high and low level shaker style kitchen units and marble effect worktops and upstand. White composite double bowl sink with gold mixer tap over. Integrated appliances including fridge/freezer, dishwasher, electric oven with extractor hood above and four ring electric hob. UPVC double glazed window and UPVC stable style door to the side elevation. To the dining room, UPVC double glazed window to the rear. Wood effect flooring. Central heated radiator.

Living Room

16'1" x 12'2"

UPVC double glazed bay window to the front elevation with patio doors. Wood effect flooring. Central heated radiator.

Main Bathroom

6'10" x 8'4"

A modern white and suite comprising of a panel bath with gold taps and gold mains fed shower, WC with low level flush and wash hand basin set in vanity unit with gold mixer tap over. Complimentary brick pattern wall tiling with contrasting grout. Extractor fan. UPVC frosted double glazed window to the side elevation. Tiled flooring. Black matte central heated towel rail.

Main Bedroom

13'5" x 9'3"

With a range of full-height fitted wardrobes running the full length of the wall. Access to the en suite. UPVC double glazed window looking to the rear. Carpeted throughout. Central heated radiator.

En Suite

9'2" x 3'7"

White suite comprising of mains fed shower with gold waterfall shower head, wash hand bowl sink set in vanity unit with gold taps over, WC with low level flush. Complimentary brick pattern full height wall tiling with contrasting grout. Extractor fan. UPVC frosted double glazed window looking to the rear aspect. Tiled Flooring. Black matte central heated towel rail.

Bedroom Two

9'4" x 12'

French door access to sunroom one. Carpeted throughout. Central heated radiator.

Sunroom One

8'10" x 12'2"

Patio door leading to the garden. French door leading back to the bedroom. UPVC double glazed windows to all aspects. Carpeted throughout. Central heated radiator.

Sunroom Two

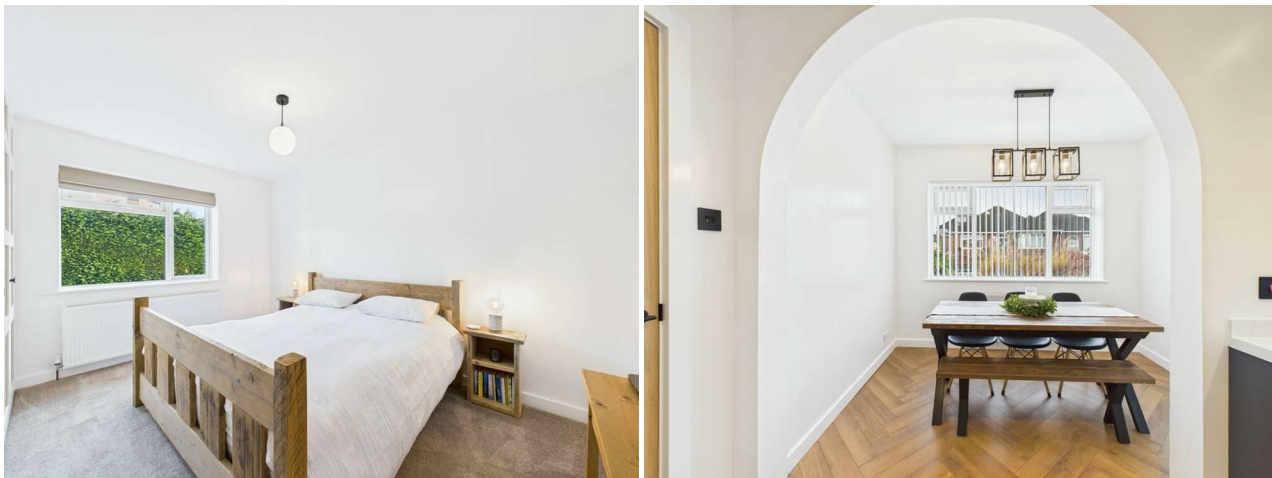
20'6" x 8'3"

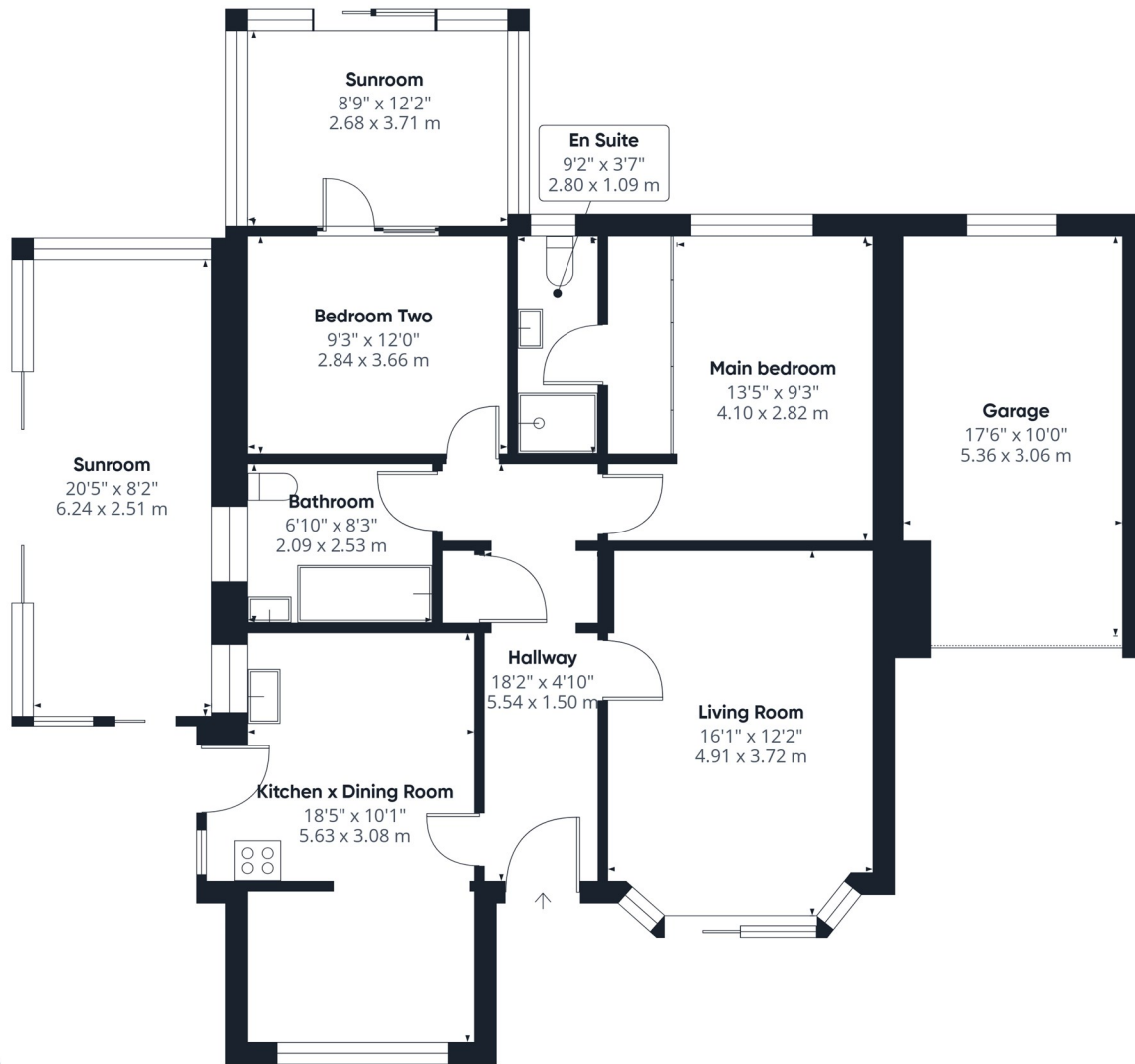
Large patio doors leading to the garden. Accessible via the kitchen. Carpeted throughout. Central heated radiator.

Garage

17'7" x 10'

Single garage. Ideal for parking or storage.





Approximate total area⁽¹⁾
 1316 ft²
 122.3 m²

(1) Excluding balconies and terraces

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

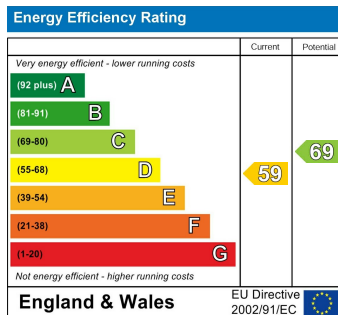
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