



3 Bed
Bungalow -
Detached
located in
Pontefract
Offers Over £280,000



enfields

Brentwood Close

Thorpe Audlin

Pontefract

WF8 3ES



3



1



2



****WRAP AROUND GARDENS TO FOUR SIDES**QUIET VILLAGE LOCATION****

Positioned on a corner plot within a quiet and sought-after cul-de-sac, this extended three-bedroom true bungalow offers generous and versatile accommodation both inside and out, all set within the popular village of Thorpe Audlin.

The property boasts two well-proportioned reception rooms alongside three good-sized bedrooms, providing flexible living space suitable for a variety of needs. Having been carefully maintained by the current owner for many years, the bungalow is presented in good order and is offered with no onward chain and vacant possession, allowing for a smooth and straightforward purchase.

Externally, the home truly shines. The current owner is an avid gardener, and the beautifully maintained gardens to all four sides perfectly complement this true bungalow, creating a peaceful and private setting ideal for enjoying outdoor living including a garage and driveway.

The versatile layout makes this property ideal for a wide range of buyers, particularly those seeking single-level living within a desirable village location.

Conveniently located, the property benefits from easy access to motorway networks, while a short drive connects you to Pontefract town centre and Doncaster. Thorpe Audlin offers a charming village atmosphere with open countryside nearby, a local bus route, and a popular village pub. Additionally, an excellent school and church can be found just down the road in Badsworth, should they be required.

Properties in this location are extremely popular, and an internal viewing is strongly advised to fully appreciate the space, setting, and lifestyle on offer.

Entrance Hall
2'8" x 4'3"

Access to the hallway and lounge. Tiled effect flooring.

Lounge/Bedroom Three
7'12" x 16'1"

Wood effect flooring. UPVC window to the side of the property.

Hallway
8'2" x 13'7"

Access to both bedrooms, living room, kitchen, bathroom and two storage cupboards. Wood effect flooring. Central heated radiator.

Living Room
11'7" x 17'9"

Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator. UPVC window to the side of the property.

Kitchen
8'5" x 9'1"

Range of high and low level kitchen units. Option to reconnect plumbing for washing machine and space for an oven. Stainless steel sink with drainer and chrome mixer taps over. Tiled flooring. Central heated radiator. UPVC window to the rear.

Dining Room
9'9" x 11'10"

Composite door leading to the outside of the property. Wood effect flooring. Central heated radiator. UPVC windows to the rear and side of the property.

Bedroom One
8'6" x 13'9"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC window to the side of the property.

Bedroom Two
8'10" x 10'8"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC window to the side of the property.

Bathroom
5'5" x 8'4"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome mixer tap. Tiled flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Outside

The property enjoys a well-maintained and generously sized garden that wraps around the home, offering a pleasant balance of open lawn and established planting. A large, level lawn provides ample space for outdoor seating, entertaining or family use, while mature shrubs, hedging and ornamental trees add colour, structure and a good degree of privacy. Paved pathways lead through the garden and around the property, creating easy access to all sides of the home and to the outbuildings. There are several planted borders and raised beds suitable for seasonal flowers or low-maintenance greenery, along with space for pots and planters to personalise the setting.



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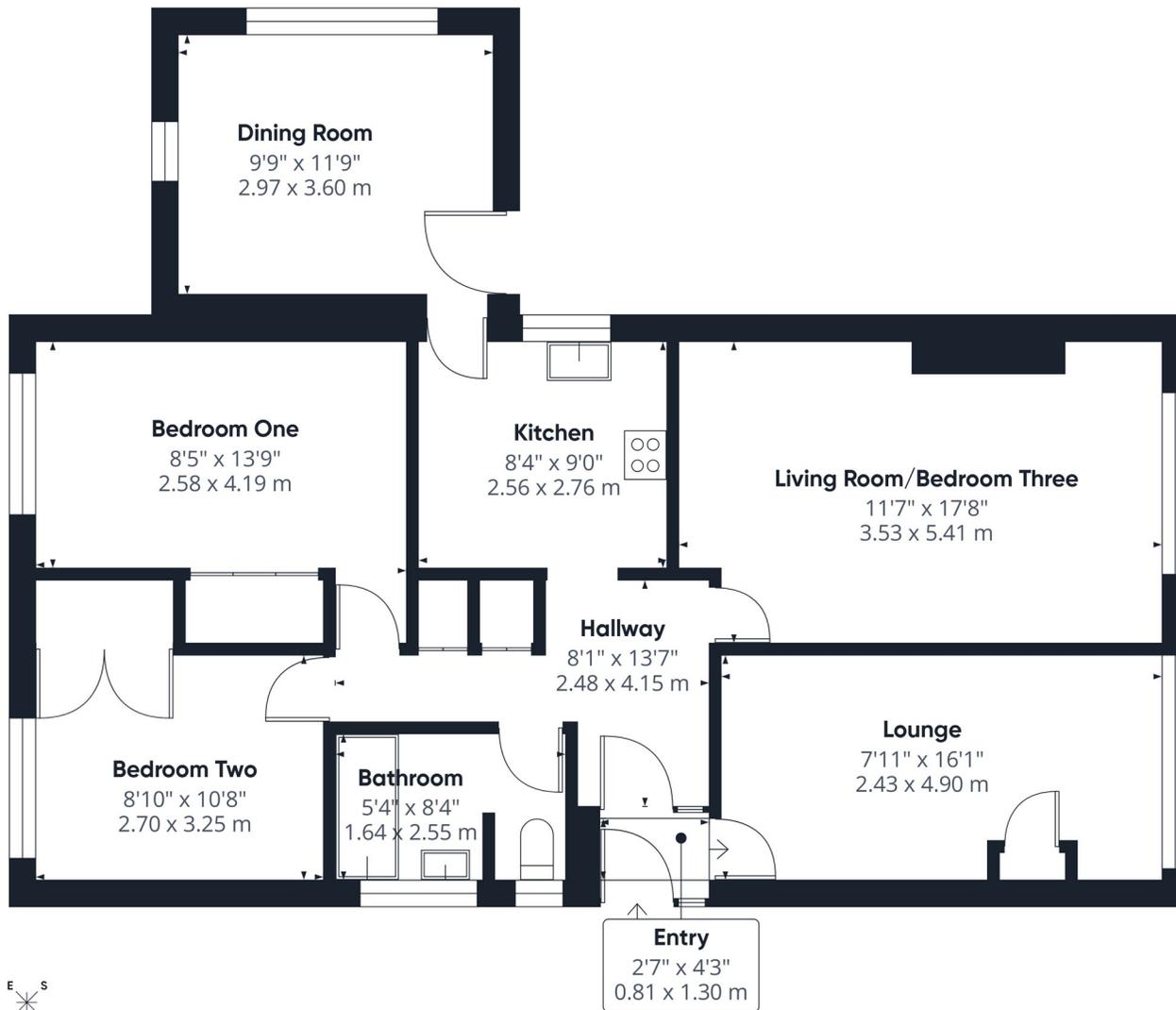
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Approximate total area⁽¹⁾
890 ft²
82.7 m²

(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.

GIRAFFE360

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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 	

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