



3 Bed
Bungalow
located in Badsworth

3 Grange Court

Badsworth

Pontefract

WF9 1BQ



Asking price £445,000

Enjoy the ease and comfort of single-level living in this barn Conversion which is nestled in the charming village of Badsworth, with all your accommodation conveniently arranged on one floor. This practical layout offers a seamless flow between living spaces, creating a home that feels accessible, comfortable and easy to maintain.

The property boasts an impressive 1,156 square feet of accommodation with a welcoming reception room and spacious kitchen-diner, providing a warm and inviting atmosphere for relaxation and entertaining.

The garden offers privacy and outdoor living with a gorgeous garden room and patio for alfresco dining, along with a private driveway and detached garage.

Converted in 1980, this bungalow combines classic design with contemporary living, offering a low-maintenance lifestyle. The surrounding area is peaceful and picturesque, perfect for leisurely strolls and enjoying the beauty of the countryside.

With its desirable location and ample living space, this bungalow presents an excellent opportunity for those looking to settle in a tranquil yet accessible part of West Yorkshire. Do not miss the chance to make this lovely bungalow your new home.

Kitchen/Diner

21'1" x 11'4"

This charming kitchen/diner is a bright and welcoming space, featuring dual skylights that flood the room with natural light. It has a modern yet rustic feel with its grey cabinetry, white subway tiled splashbacks, and wood-style flooring. The kitchen is well-equipped, including a gas hob and oven, and benefits from a large breakfast bar. The dining area is cosy and stylish with fitted shelving, and is adjacent to a staircase leading to the living room.

Living Room

18'4" x 12'0" plus recess

The living room is a warm and inviting area, boasting a traditional free standing wood-burning stove set on a stone-featured hearth with an original rustic wooden beam mantel. The room is bright, with large glass doors opening out to the garden, allowing ample natural light to fill the space. Exposed ceiling beams add character and charm, complementing the neutral carpet and soft furnishings that create a comfortable and homely atmosphere.

Hallway

The hallway features a bright, white décor highlighted by exposed wooden ceiling beams and decorative wall niches. It has a welcoming charm with a tiled floor and a chandelier light fitting, leading through to the bedrooms and bathroom.

Bedroom One

12'4" x 12'0" plus recess

This spacious bedroom features neutral décor with soft carpeting. Exposed wooden ceiling beams add character, complementing the traditional style furniture. Two windows bring in plenty of natural light and offer views of the garden. The room also benefits from an ensuite bathroom accessed via a small step.

Ensuite Bathroom

11'7" x 9'1"

The ensuite bathroom connected to Bedroom one is beautifully finished with large floor-to-ceiling tiles in earthy tones and a wood-effect floor. It features a spacious walk-in shower with a glass screen, a contemporary freestanding bath, wash basin set on a vanity unit and a modern toilet. The wooden door and rustic lighting complement the natural colour palette, creating a stylish and tranquil space.

Bedroom Two

13'10" x 7'9"

Bedroom two is a bright room with a high ceiling and exposed beams. It has a laminate wood effect floor, and traditional furnishings, offering a cosy and comfortable space with two windows that provide garden views and natural light.

Bedroom Three

13'10" x 7'1" max

Bedroom three is a smaller, charming room with light wood flooring and fitted wardrobes. It has a bright and airy feel thanks to a window overlooking the garden, and simple, elegant décor.



Cloaks / WC

9'5" x 5'10"

This spacious cloakroom was originally a bathroom and is furnished with a white low level WC and wash hand basin which is set to a vanity unit. Feature beamed ceiling, wood effect floor and wood panelling to the lower walls continue the traditional theme.

Exterior

The garden is beautifully maintained with a neatly mowed lawn bordered by vibrant flowerbeds and mature shrubs. There are paved seating areas ideal for outdoor dining and relaxing, including a circular brick patio with seating. The garden is enclosed by stone walls and hedges, offering privacy and a peaceful setting.



Garden Room

A charming garden room with glass walls and wooden framing overlooks the garden and church tower, providing a sheltered space to enjoy the outdoors in any weather.



Garage

Double length driveway leads to a stone built garage with power, lighting and wooden double opening doors.

Cellar

There is also a large cellar providing fantastic storage space which is accessed externally

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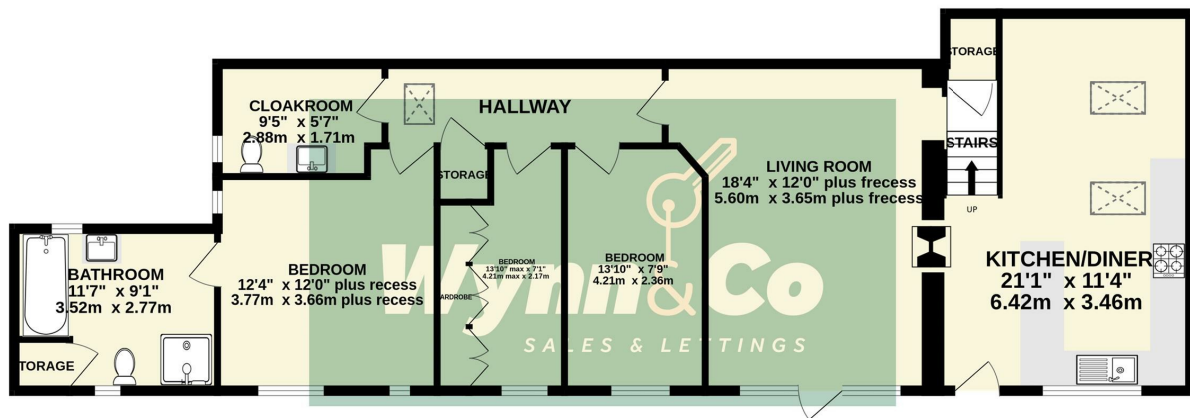
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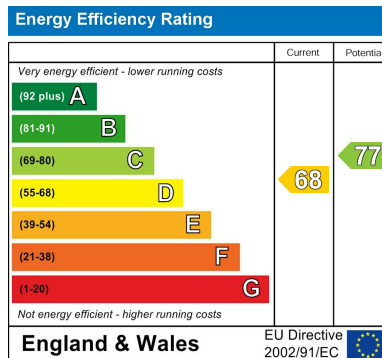
GROUND FLOOR 1156 sq.ft. (107.4 sq.m.) approx.



THREE BEDROOM DETACHED COTTAGE BUNGALOW

TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

Whilst 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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