

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**10 Stumpcross Way, Pontefract, WF8 2DF**

**Offers In The Region Of £260,000**

**Property Images**



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## Property Images



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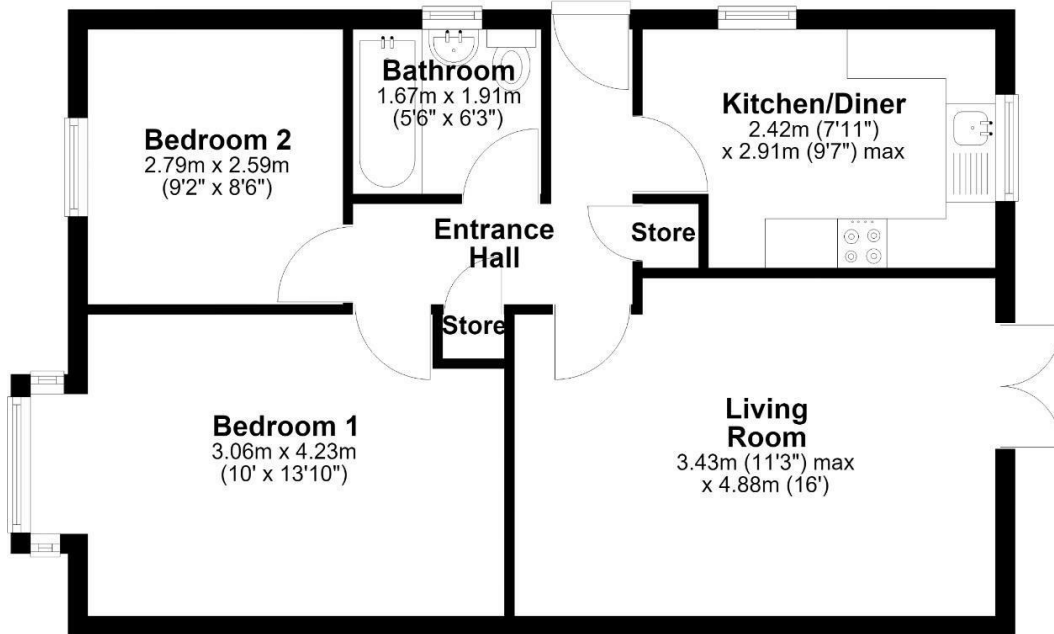
HERE TO GET *you* THERE

## Property Images



### Ground Floor

Approx. 54.0 sq. metres (581.5 sq. feet)

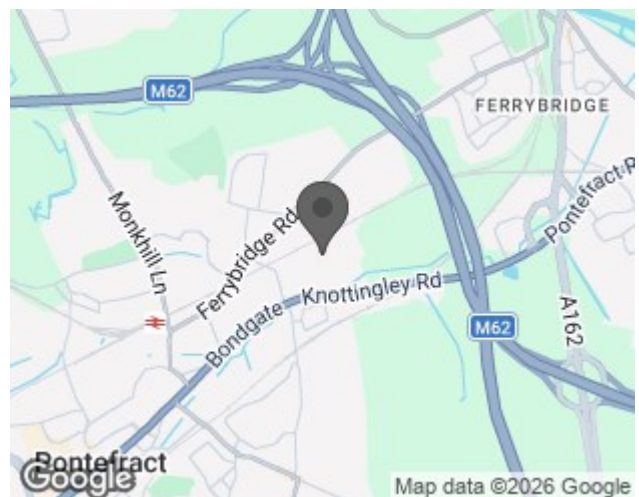


Total area: approx. 54.0 sq. metres (581.5 sq. feet)

### EPC

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		

### Map



### Details

Type: Bungalow - Detached Beds: 2 Bathrooms: 1 Reception: 1  
Tenure: Freehold

### THE SETTING:

10 Stumpcross Way, Pontefract is located just off Ferrybridge Road and is around 5 minutes from Pontefract town centre where you have access to shopping, schools and a vibrant nightlife/bar scene or 10 minutes from Fraser Plus Designer Outlet. Pontefract Park is also on your doorstep where you can enjoy peaceful walks or have a flutter on the horses at Pontefract races. Motorway links are also right around the corner with both the M62 and A1 easily accessible.

### THE PROPERTY:

A fantastic opportunity to acquire this beautifully updated, turnkey two-bedroom bungalow nestled in a quiet residential cul-de-sac. This property boasts a seamless blend of modern design and single-level convenience. The living room is a bright, spacious, and warmly decorated space situated at the rear of the property, looking out onto a well-manicured, private garden via the patio doors, and features a fireplace for that cosy feel. Moving to the fully fitted kitchen-diner, featuring sleek cabinetry, integrated appliances, and enough room for a dining area ideal for family dining and hosting. Two bedrooms are available in this bungalow; one is a double bedroom with a large footprint, suitable for a double bed, cabinetry, drawer space, etc., and the second is a single bedroom with a single bed and additional furniture. Both rooms have good windows that let in lots of natural light. Lastly, there is a stylish, fully tiled three-piece family bathroom suite. Comprising a bath, WC and wash basin.

To the exterior is a private, low-maintenance front and rear garden with a spacious paved patio and a beautiful lawn, and surrounding shrubbery, perfect for outdoor entertainment. Features a multi-car driveway and an detached single garage.

Early viewing is highly recommended to appreciate the quality of finish on offer.

HUNTERS are really proud to introduce to the market this 2 bedroom executive detached bungalow, situated a stones throw from Pontefract town centre with quick links to both the A1 and M62 transport links. Briefly comprising of an entrance hall, living room, kitchen/dining, 2 bedrooms and a bathroom with private garden, garage and additional parking also at hand. Viewing is recommended to appreciate this charming property.

## Features

- 2 Bedrooms • Spacious Living Room • Kitchen Diner • Beautiful Gardens • Drive Way • Detached Garage • Close To Local Amenities • Freehold • Council Tax Band C • EPC Rating TBC