

# HUNTERS®

HERE TO GET *you* THERE

**153 Cobblers Lane, Pontefract, WF8 2HN**

**£350,000**

**Property Images**

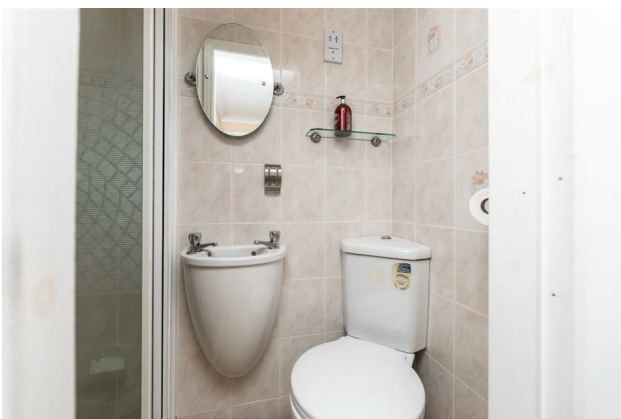




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## Property Images





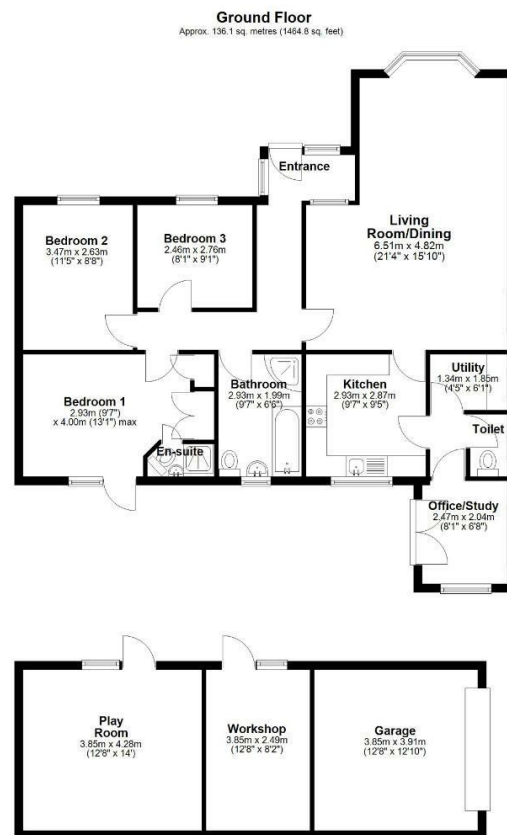
## Property Images



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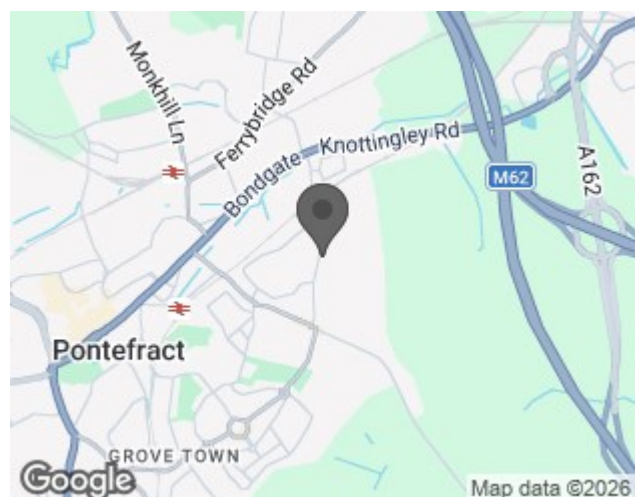


Total area: approx. 136.1 sq. metres (1464.8 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	58	75
England & Wales EU Directive 2002/91/EC		

## Map



## Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 2 Receptions: 1  
Tenure: Freehold



## THE SETTING:

Pontefract is the home of many things but the Racecourse and Haribo are my favourites! One of the main things that makes Pontefract such a great place to live is that it is a small town with a great community and lots going on but also you're only a stones throw in any direction away from neighbouring countryside. This property is located in one of the sought after areas of Pontefract so for commuters the links on the A1 and M62 are very easily accessible, for sports lovers there is the newly renovated Pontefract Collieries Stadium and also the Pontefract Rugby Union club and for schools there are excellent primary and high schools within easy reach. Amenities wise the centre boasts an array of shops, bars, eateries and supermarkets and the nearby bus/train stations serve all of the neighbouring towns and cities.

## THE PROPERTY:

This property was built in 1990 and has been within the family ever since. The layout was designed by the owner himself with family living and entertaining in mind and it really is the perfect home in the perfect location for families. Spacious rooms, open-plan living areas and ample space outside are some of the features I really loved when I first visited this home, and it also has a real warm and homely feel which can only be appreciated properly upon viewing.

You have two options for your main entrance, the front door is accessed via a beautiful lawned front garden, set back from the road and the rear entrance is currently where you would access the driveway with your vehicle (please note that there are options to create a driveway to the front of the property subject to the following consents.)

As you access via the front door you're greeted with a large entrance hallway ideal for storing shoes, bags, and coats. The hallway provides access to the open-plan living/ dining room, and the corridor to the bedrooms and bathroom. The open plan living/ dining room is very spacious and has a beautiful bay window, modern gas fireplace, feature stained glass window to the dining area and ample space for large furniture, which can be moved around as you see fit or even as the seasons change. You might prefer to have your dining table by the bay window in the summer, overlooking the front garden and your living area to the rear of the room and then switch it around in winter, to create a more cosy living space. The design of the room being L in shape creates a space that can be completely open or zoned with furniture.

The kitchen is to the rear of the property, overlooking the rear garden and was refitted in approximately 2022 by Symphony Kitchens. Featuring a range of modern shaker style base and wall units in a dove grey colour with complimentary chrome handles and integral cooking appliances including a double oven, microwave, five ring gas hob, extractor, stainless steel sink, drainer, integral fridge, freezer and integral dishwasher. This kitchen really does give you the opportunity to cook up a storm, excellent for entertaining! Off the kitchen is an incredibly handy utility room with space and plumbing for a washing machine and housing the central heating gas boiler. There is also a cloakroom with a wc and basin. To the rear of the property is a porch, which in my opinion would be a great place to work from home, but would also make a lovely children's playroom/ gaming room (this room is also how you access the rear garden via double wooden doors and could also be a further main entrance to the property.)

Down the corridor off the main front entrance are all bedrooms and the house bathroom. The house bathroom features a suite with separate corner shower cubicle, bath, basin and wc, complimentary neutral tiles surround the shower and bath. The master bedroom is to the rear of the property and has a UPVC door leading outside, perfect to enjoy your morning cup of tea. The room itself is a good size with fitted furniture ideal for storage. An ensuite shower room compliments the master bedroom with shower cubicle, corner wc and basin. The second bedroom is also a very comfortable double room with ample space for furniture. The third bedroom is a generous single room.

## OUTSIDE SPACE:

I think its important to mention that despite the layout of this property being absolutely perfect as it is, the plot allows the opportunity for expansion should a buyer wish to consult the local authority about planning consents required. The front garden is beautiful and the lawn is surrounded by mature hedges giving privacy to the property. The rear garden has a lawn area, block paved area for extra parking and large patio area perfect for dining al fresco. There is also a large outbuilding which is arguably the size of a small bungalow itself! It's current layout is that it has a garage section, workshop section and a games room/ playroom section, but it really can be whatever you want it to be. I thought this might be a great building for someone that runs a business from home. Access to the rear is shared by one neighbour, and there is parking outside the garage and further parking for multiple vehicles on the block paved area.

In summary this house needs to be viewed to be fully appreciated, call us today to arrange your viewing!

HUNTERS are delighted to introduce to the market this beautifully presented detached bungalow situated on Cobblers Lane in Pontefract. The property briefly comprises; open plan living/dining room, kitchen, utility room, wc, porch/office room, master bedroom with ensuite, two further bedrooms, house bathroom, garage, workshop, and playroom.

## Features

• DETACHED BUNGALOW • SPACIOUS ROOMS THROUGHOUT • DETACHED GARAGE/WORKSHOP/PLAYROOM • THREE BEDROOMS WITH ENSUITE TO MASTER BEDROOM • MODERN KITCHEN FITTED IN 2022 • PORCH THAT WOULD MAKE A GREAT OFFICE SPACE • VIEWING ESSENTIAL • FREEHOLD • COUNCIL TAX BAND D • EPC RATING TBC



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