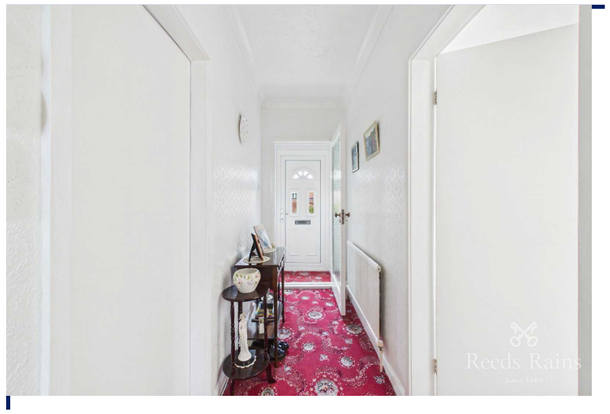
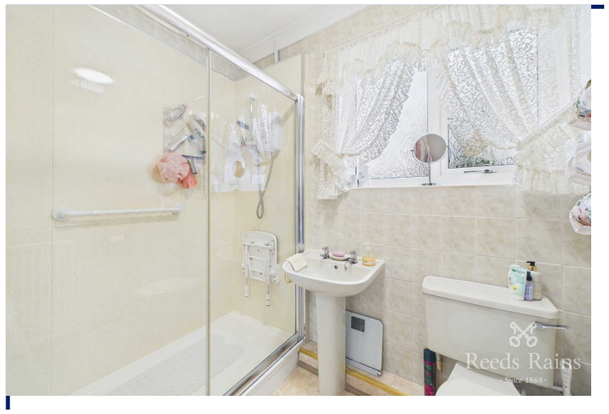
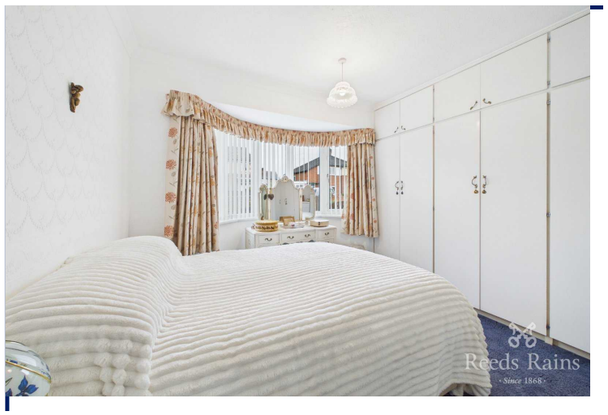


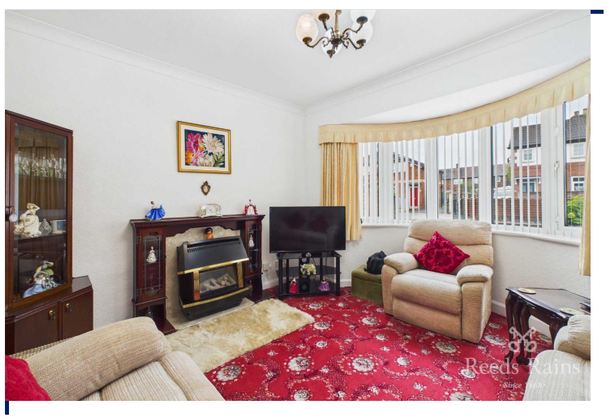














Churchbalk Lane, Pontefract, West Yorkshire, WF8

Price Reduced to: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Churchbalk Lane, Pontefract, West Yorkshire, WF8

Price Reduced to: £240,000 Freehold

Council Tax Band:
EPC Rating: TBC

Are you looking for a bungalow with easy access to Pontefract? Look no further than this spacious home, which benefits from a larger-than-average front garden and a detached garage. Ideally suited to clients looking to downsize, the property offers comfortable and practical living in a convenient location

Ground Floor

Entrance Hall
Entrance Hall way with radiator.

Lounge
11'9" x 10'10" (3.58m x 3.3m)
Bay Window to front elevation, feature fireplace . Radiator

Dining Kitchen
12' x 10'10" (3.66m x 3.3m)
Window overlooking the conservatory. Fitted kitchen comprising a range of wall and base units with contrasting work surfaces, inset sink and drainer, built-in electric oven and electric hob, and plumbing for a washing machine. Radiator.

Conservatory
7'3" x 11'10" (2.2m x 3.6m)
Conservatory with views over the rear elevation and garden.

Bedroom One
10'2" x 10'10" (3.1m x 3.3m)
Bay window to front elevation, fitted wardrobes, and radiator.

Bedroom Two
8'3" x 10'10" (2.51m x 3.3m)
Window overlooking the rear elevation with radiator.

House Bathroom
7'4" x 5'4" (2.24m x 1.63m)
Window overlooking the rear elevation, three piece suite comprising of walk in shower , low level wc and wash hand basin, radiator.

Exterior
To the front of the property is a resin driveway providing off-road parking and leading to a detached garage. To the rear is an artificial lawned garden featuring a patio area ideal for entertaining.

Council Tax

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk