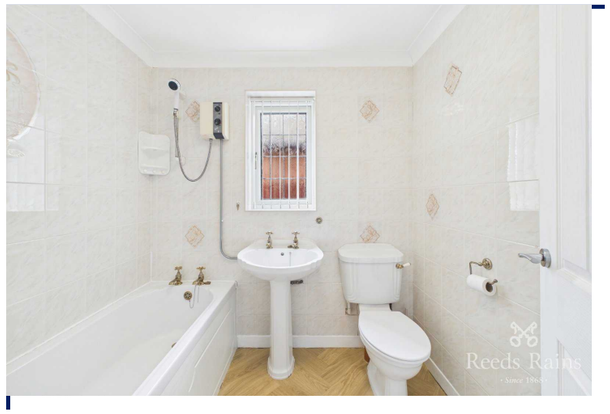
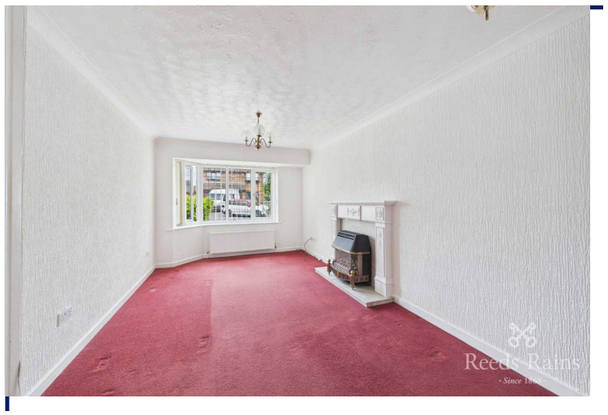
















Holgate Road, Pontefract, West Yorkshire, WF8

Asking Price: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Holgate Road, Pontefract, West Yorkshire, WF8

Asking Price: £250,000 Freehold

Council Tax Band: B
EPC Rating: D

Are you looking for a bungalow on the south side of Pontefract? Look no further!
Situated in a peaceful cul-de-sac, this beautifully presented and lovingly maintained home in a sought-after location, offering both privacy and convenience. Ready to move straight into, it's the perfect choice for anyone seeking comfortable, hassle-free living.
Don't miss out—arrange your viewing today and discover everything this wonderful bungalow has to offer.

GROUND FLOOR

Entrance Hall
A spacious and welcoming entrance hall with a radiator.

Kitchen
11'10" x 7'3" (3.6m x 2.2m)
A stylish and contemporary fitted kitchen featuring a comprehensive range of elegant wall and base units with complementary worktops. The kitchen is well-appointed with an integrated electric oven and hob, radiator, sink with drainer, and plumbing for a washing machine, creating a practical yet sophisticated cooking space.

Living Room
19'2" x 9'11" (5.84m x 3.02m)
An elegant reception room with a front-facing window offering a pleasant outlook, complemented by a striking feature fireplace and radiator, creating a warm and inviting living space.

Bedroom
11'10" x 8'8" (3.6m x 2.64m)
A bright and inviting room with a rear-facing window providing a pleasant outlook, complemented by a radiator.

Bedroom
8'11" x 9'6" (2.72m x 2.9m)
A bright and inviting room with french doors leading into the conservatory providing a pleasant outlook, complemented by a radiator.

Bathroom
6'11" x 5'9" (2.1m x 1.75m)
A stylish three-piece bathroom suite featuring a contemporary wash hand basin, low-level WC, and bath with electric shower over. A side-facing window provides natural light, creating a bright and functional space.

Conservatory
10'9" x 13'9" (3.28m x 4.2m)
A charming conservatory with an abundance of natural light and pleasant views over the rear elevation, offering a peaceful and versatile living space.

Exterior
The property is approached via a spacious driveway providing ample parking for several vehicles, with access to a detached garage. To the rear is a beautifully enclosed garden, creating a private and tranquil outdoor retreat with a pleasant rear outlook.

Council Tax
Council Tax B

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.