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26 Wynford Drive

South Elmsall, Pontefract, , WF9 2TD

Offers In Region Of £290,000

Property Features

- Well presented Detached Bungalow
- Kitchen with a good range of fitted units
- Lounge with stairs to the first floor
- Dining Room
- Modern bathroom with step in shower
- Utility
- Conservatory
- Low maintenance front garden with a beautiful imprinted concrete

Full Description

FRONT

Low maintenance front garden. Beautiful imprinted concrete driveway leading along the side of the property and to the single garage.

KITCHEN

13' 5" x 10' 2" (4.09m x 3.1m)

A composite door with a modern 3 diamond design leads directly into the kitchen. A good range of cream gloss base and wall units with chop board effect work surfaces and tiling to the splash backs. Stainless steel sink and drainer with mixer tap. Bosch electric oven and ceramic hob with extractor hood above. Bosch dishwasher and fridge. Vaillant gas combi boiler and radiator with a thermostatic valve. Tile effect vinyl flooring.



DINING ROOM

12' 11" x 11' 2" (3.94m x 3.4m)

Decorated in neutral shades and having coving to the ceiling. Window to the side elevation with vertical blinds. Radiator with thermostatic valve. Door to hallway.



MIID HALLWAY

6' 2" x 4' 10" (1.88m x 1.47m)

In neutral shades.



UTILITY ROOM

9' 1" x 4' 11" (2.77m x 1.5m)

Neutral shades. Dark grey stone effect laminate flooring. Plumbing for washer and small work surface below the window and vertical blinds. Radiator.



LOUNGE/DINER

24' 00" x 12' 11" (7.32m x 3.94m)

A good sized room having a walk in bay window to the front and being decorated in neutral shades with coving to the ceiling. Large stone fireplace with a marble hearth. Open staircase to the first floor bedrooms. Three radiators with thermostatic valves. Double French doors with glazed side panels and built in blinds lead into the conservatory.



CONSERVATORY

10' 8" x 6' 11" (3.25m x 2.11m)

A solid roof conservatory with French doors leading out to the rear garden. Vertical blinds to all windows and doors. Radiator with thermostatic valve. Chrome spotlights to the ceiling and oak wood laminate to the floor.



MASTER BEDROOM

14' 2" x 12' 11" (4.32m x 3.94m)

Bay window with vertical blinds overlooking the front garden. Decorated in neutral shades with coving to the ceiling. x3 double wardrobes and freestanding drawers. Radiator with thermostatic valve.



BATHROOM

7' 11" x 6' 3" (2.41m x 1.91m)

A fully tiled modern shower room having a concealed cistern dual flush wc and a grey gloss vanity unit with an inset wash basin and mixer tap and a mirrored unit above. Large walk-in shower and screen having a chrome thermostatic rainfall shower head and handheld mixer. Chrome towel rail/radiator, LED light and chrome extractor fan.



LANDING

Oak wood laminate flooring. Doors into both bedrooms and eaves storage area,



BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

Dormer window with vertical blinds looks out to the front elevation. Radiator with thermostatic valve.



BEDROOM THREE

11' 9" x 9' 1" (3.58m x 2.77m)

Dormer window with vertical blinds to the rear of the property. Built-in mirrored wardrobes to one wall. Radiator with thermostatic valve.



REAR

Fully enclosed rear garden over looking open fields. Mainly lawn with mature borders. Steps down from the conservatory lead onto a paved patio area with timber shed and greenhouse. Timber gate access to the driveway and a detached single garage.



ADDITIONAL REAR PHOTO



Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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