



2 Bed  
Bungalow - Semi  
Detached  
located in  
Pontefract  
Offers Over £190,000



Queensway Place  
Pontefract  
WF8 2RW

#### Lead In

Situated within a pleasant cul-de-sac location, this well-presented two-bedroom semi-detached bungalow offers spacious single-level living and is available with no onward chain, making it an ideal purchase for a variety of buyers.

The property enjoys a gated entrance leading onto a generous block-paved driveway, providing ample off-street parking and access to a detached garage and useful outbuilding. Externally, the home benefits from low maintenance gardens to three sides, offering excellent outdoor space and potential.

Internally, the accommodation is presented in neutral décor throughout, creating a bright and welcoming environment ready for a new owner to personalise. The well-proportioned layout provides comfortable living space alongside two bedrooms and practical accommodation suited to those looking to downsize, first-time buyers, or anyone seeking convenient bungalow living.

Ideally positioned close to a range of local amenities, the property benefits from excellent access to bus and rail stations, reputable schools, and major motorway networks, making it perfect for commuters and families alike.

#### Hallway

11'5" x 3'8"

Access to both bedrooms, kitchen, living room and the shower room. Carpeted throughout.

#### Living Room

11'5" x 15'11"

Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

#### Kitchen

11'7" x 7'3"

A range of high and low level kitchen base units with integrated appliances including oven with hob and extractor hood over. Sink with drainer and chrome taps. Space for fridge / freezer. Option to reconnect plumbing for washing machine. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Bedroom One

9'1" x 11'3"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Dining Room / Bedroom Two

9'3" x 9'5"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.





### Shower Room

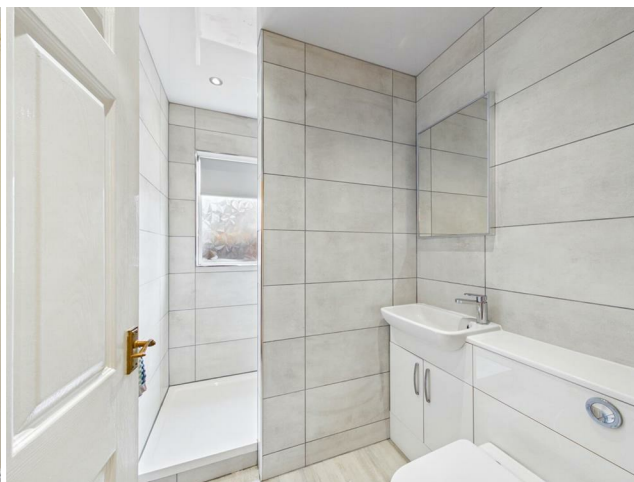
7'9" x 5'4"

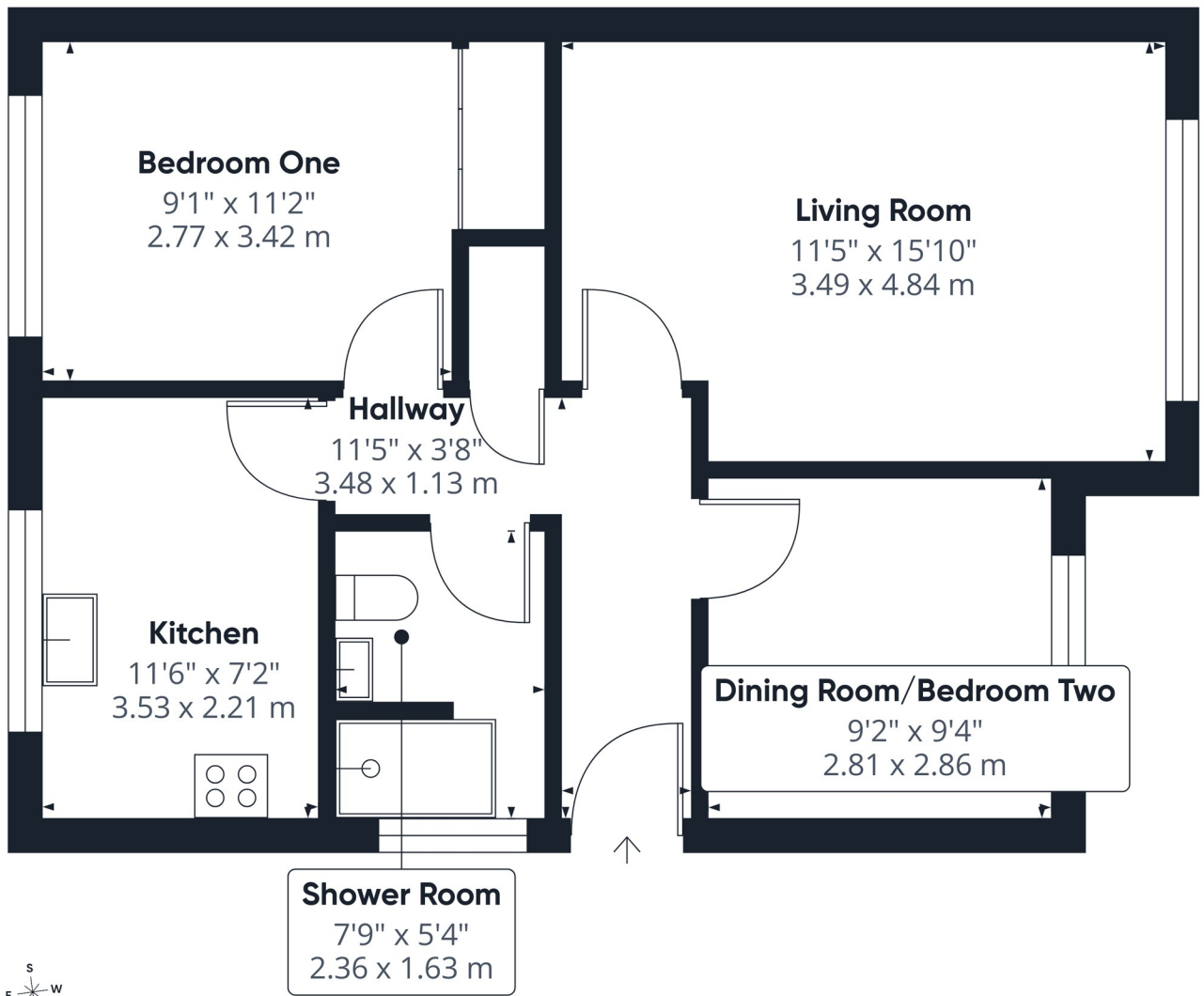
White suite comprising of walk in shower with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Full height wall tiling. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front aspect.

### External

The property enjoys an attractive frontage with a block-paved driveway providing ample off-street parking for multiple vehicles and leading to a detached garage. Secure gates and boundary fencing offer additional privacy, while gated side access leads through to the rear garden. The low-maintenance frontage creates a smart first impression and is ideal for homeowners seeking practical parking solutions.

To the rear, the property boasts a beautifully designed, low-maintenance garden, perfect for outdoor entertaining and relaxation. A generous paved patio provides ample space for garden furniture. The garden is fully enclosed with a combination of wall and fence boundaries, offering a good degree of privacy and security. Additional seating areas, decorative gravelled borders, and access to the detached garage complete this versatile outdoor space, making it ideal for enjoying the warmer months with family and friends.





**Approximate total area<sup>(1)</sup>**  
577 ft<sup>2</sup>  
53.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>72</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	

