

# HUNTERS®

HERE TO GET *you* THERE

**10 Brockadale Avenue, Pontefract, WF8 3SG**

**£230,000**

**Property Images**

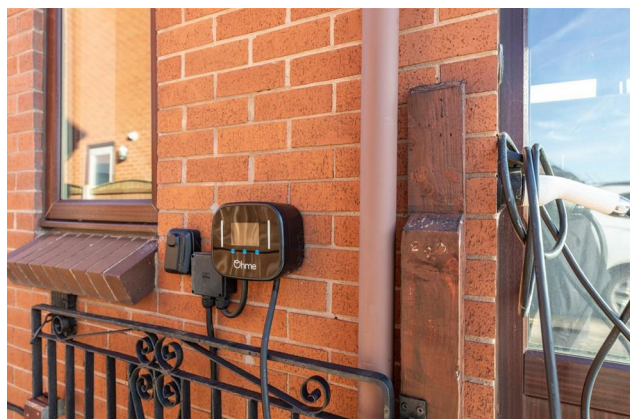




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## Property Images



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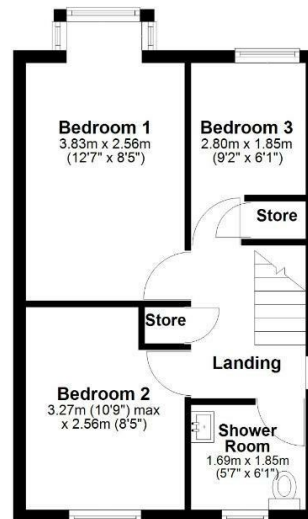
### Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)




### First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)

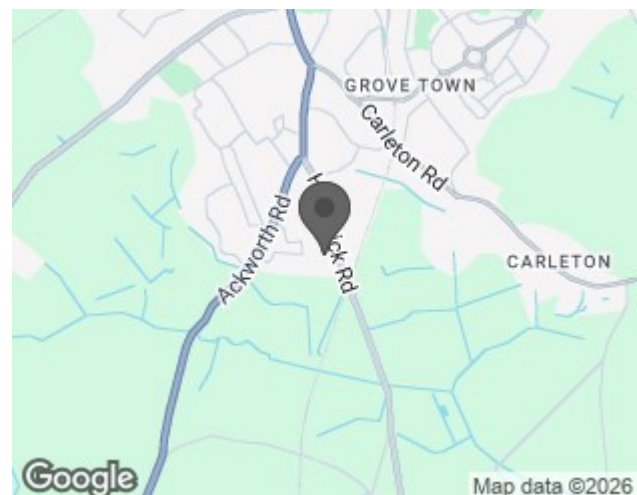


Total area: approx. 72.2 sq. metres (777.5 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 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 Pontefract's sought-after areas, so for commuters, 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. If good schools are important to you, then Larks Hill Primary School has an outstanding Ofsted rating and is within walking distance of this home, as are Kings High School and Carleton High School. 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:

Upon entering the property, you are greeted with both a front porch and a hallway ideal for storing shoes and coats. Following through to the living room, which is spacious, benefiting from a large window providing ample natural lighting, a fireplace and space for two good-sized sofas. Continuing to the kitchen, which features wall and base units with wood-like countertops, integrated cooking appliances, and space for a 4-seater dining table. At the back of the property, there is the downstairs WC for your convenience, as well as the rear porch leading to the garden.

On the First floor of this property is the main, double bedroom, which benefits from a large bay window providing ample lighting to the room and ample room for good-sized wardrobes. Bedroom two is very similar, as it fits a double bed and a vanity/desk for getting ready. An additional benefit is the built-in wardrobes, ideal for storage. The third bedroom would be perfect for a small single bedroom, office space or even a playroom or dressing room, making this property very versatile for your needs. Lastly, on the first floor are multiple storage cupboards ideal for spare towels and bedding, etc., and the wet room comprising; shower, WC and wash basin

#### THE OUTSIDE:

To the exterior of this property is a front buffer garden with lawn and shrubbery, a long tandem drive to the side that accommodates multiple vehicles, and a detached garage, ideal for storing garden furniture. At the rear of the property is a low-maintenance garden with a patio, decking and stones

Call us to arrange a date and time to view.

HUNTERS are delighted to introduce to the market this modernised semi-detached property situated on the popular street of Brockadale Avenue.

Comprising; front porch, entrance hallway, living room, kitchen/diner, downstairs wc, three good-sized bedrooms, family bathroom and a detached garage.

Viewing is essential to appreciate the space and style of the property on offer.

## Features

• Semi Detached • Three Bedrooms • Spacious Living Room • Kitchen/Diner • Low Maintenance Rear Garden • Driveway with an EV Charger • Detached Garage • Freehold • Council Tax Band C • EPC Rating C