



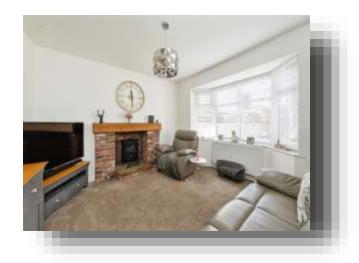


## Welcome to

# **Hartley Park Avenue, Pontefract**

PRACTICALLY PERFECT IN EVERY WAY! Not often do properties like this come on the market, this 4 bed detached bungalow has a lot to offer with a large garden, driveway for multiple cars, a detached garage and close to all Pontefract has to offer.













#### **Entrance Porch**

With a UPVC front entrance door.

### **Entrance Hall**

With a built in storage cupboard and spot lights to the ceiling.

### Lounge

13' 9" x 12' 2" ( 4.19m x 3.71m )

With a UPVC double glazed bay window to the rear aspect, fire with brick surround and a gas central heating radiator.

### **Dining Room**

11' 11" x 8' 8" ( 3.63m x 2.64m )

With a UPVC double glazed bay window to the front aspect and a gas central heating radiator.

#### Kitchen

21' 5" x 11' 5" ( 6.53m x 3.48m )

A fitted kitchen consisting of wall and base units with work surfaces over, ceramic sink, induction hob, double oven, space for a washing machine, integrated dishwasher, American fridge freezer, bifold doors to garden, stairs to first floor, kitchen island, a gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Bedroom One**

10' 10" x 12' ( 3.30m x 3.66m )

With a UPVC double glazed bay window to the front aspect and built in wardrobe.

### **Bathroom**

A suite consisting of a low level flush wc, wash hand basin, walk in shower, free standing bath, chrome towel rail, tiled to walls and floor and a UPVC double glazed window to the side aspect.

### Landing

### **Bedroom Two**

11' 5" x 11' 11" ( 3.48m x 3.63m )

With a UPVC double glazed window to the side aspect, fitted wardrobes, spotlights to the ceiling and a gas central heating radiator.

### **Bedroom Three**

11' 7" x 12' 9" ( 3.53m x 3.89m )

With a UPVC double glazed window to the side aspect, fitted wardrobes, cupboard housing the boiler, hatch to eves and a gas central heating radiator.

#### **Shower Room**

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, shower and spot lights to the ceiling.

#### **Front Garden**

With a large driveway and box hedge fence.

#### Rear Garden

With a lawn and paved area.

### Garage

With an electric door.





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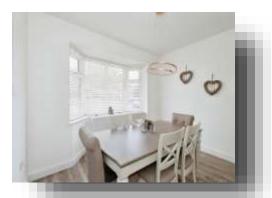
# **Hartley Park Avenue, Pontefract**

- Four Bedroom Detached Home
- **Full Renovation**
- Close to schools and nursery's
- Easy access to the M62, train stations and bus stations
- Large Driveway

Tenure: Freehold EPC Rating: D

offers over

£400,000









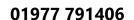
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Property Ref: PON116494 - 0009

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