



**Tennyson Way, Pontefract WF8 1LD**



**welcome to**

**Tennyson Way, Pontefract**

\*\*\*GUIDE PRICE £240,000-£250,000\*\*\* THREE BEDROOM LINK DETACHED FAMILY HOME LOCATED ON A POPULAR DEVELOPMENT IN PONTEFRACT. OFFERED WITH NO CHAIN AND BENEFITING FROM A GARAGE, DOWNSTAIRS WC, AND ENSUITE TO MASTER BEDROOM.



### **Entrance Hall**

Double glazed door to the front, access into the living room and the downstairs WC.

### **Wc**

With a low level flush WC, wash hand basin, gas central heating radiator and a UPVC double glazed window to the front aspect.

### **Lounge**

13' x 8' 7" ( 3.96m x 2.62m )

With two double glazed windows to the front and side aspects, gas fire and surround, arch into the dining room, stairs leading to the first floor and a gas central heating radiator.

### **Dining Room**

7' 1" x 10' ( 2.16m x 3.05m )

With a gas central heating radiator and sliding double glazed doors leading into the rear garden. Access into the kitchen.

### **Kitchen**

6' 2" x 8' 4" ( 1.88m x 2.54m )

A fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over incorporating integrated oven with gas hob and extractor fan over, stainless steel sink and drainer, space for washing machine, storage cupboard, gas central heating radiator, part tiled walls and a double glazed window to the rear.

### **Landing**

With access to the loft and hot water tank. Access into all three bedrooms and the family bathroom.

### **Bedroom One**

8' 4" min x 12' 1" max ( 2.54m min x 3.68m max )

Double glazed window to the front aspect, gas central heating radiator and access into the ensuite.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower, gas central heating radiator, extractor fan and a double glazed window to the front.

### **Bedroom Two**

8' 1" x 9' ( 2.46m x 2.74m )

Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

6' 7" x 6' 7" ( 2.01m x 2.01m )

Double glazed window to the rear and a gas central heating radiator.

### **Bathroom**

A three piece fitted suite consisting of a low level flush WC, wash hand basin, bath, part tiled walls, gas central heating radiator, extractor fan, and a double glazed window to the side aspect.

### **Exterior**

To the front of the property is a driveway providing ample off street parking leading to a garage with an up and over door. There is a laid to lawn garden to the front which is easy to maintain and continues down the side of the property. To the rear of the property is a full enclosed garden with fenced boundaries, laid to lawn garden and patio area. There is also access to the garage from the rear.



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## Tennyson Way, Pontefract

- \*\*\*GUIDE PRICE £240,000-£250,000\*\*\*
- Ensuite To Master Bedroom
- Downstairs WC
- Wrap Around Garden
- Driveway And Garage

Tenure: Freehold EPC Rating: D

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117294 - 0005

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