



Second Avenue, Fitzwilliam Pontefract WF9 5BA

welcome to

Second Avenue, Fitzwilliam Pontefract

Three bedroom semi-detached property located in the village of Fitzwilliam which is situated between Pontefract and Hemsworth. Close to commuter public transport links. Off street parking, downstairs WC and a detached garage.



Summary

Great Opportunity, look no further. Well presented three bedroom semi-detached property situated in Fitzwilliam. Briefly comprising of an entrance hall, downstairs WC, downstairs bathroom, lounge, kitchen and three bedrooms. Externally the property has a driveway providing ample off street parking, a garage with an open and over door and a fully enclosed garden to the rear with patio area, ideal for entertaining. The property is located within close proximity to schools, local amenities and great transport link between Pontefract and Hemsworth. An internal viewing is highly recommended.

Entrance Hall

With a UPVC double glazed front entrance door, laminate flooring, wall hung radiator and a UPVC double glazed window to the front aspect.

Wc

With a UPVC double glazed window to the front aspect, low level flush WC, wash hand basin set in a vanity unit, part tiled to walls, tiled flooring and a chrome heated towel rail.

Lounge

12' 4" x 15' 2" (3.76m x 4.62m)

With a UPVC double glazed window to the rear aspect, wall hung radiator, electric fire with surround and hearth and laminate flooring.

Kitchen

10' 5" x 11' 2" (3.17m x 3.40m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, integrated microwave, electric oven, electric hob with extractor hood, a bowl and half sink and drainer, vinyl floor covering, plumbing for washing machine, space for tumble dryer, space for free standing fridge freezer, shelved pantry, cupboard housing the boiler, gas central heating radiator with cover, a composite side entrance door and two UPVC double glazed windows to the rear and side aspects.

Landing

With a UPVC double glazed window to the front aspect, loft hatch with pull down ladder and a gas central heating radiator with cover.

Bedroom One

9' 4" x 15' 5" (2.84m x 4.70m)

With a UPVC double glazed window to the rear aspect, laminate flooring and a gas central heating radiator.

Bedroom Two

11' 8" x 8' 10" (3.56m x 2.69m)

With a UPVC double glazed window to the rear, laminate flooring and a gas central heating radiator.

Bedroom Three

8' 2" x 6' 9" (2.49m x 2.06m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower attached, fully tiled walls, tiled flooring, chrome heated towel rail and a UPVC double glazed window to the front aspect.

Rear Garden

A large rear garden neatly laid to lawn with pebbled borders, paved patio seating area, soft play area and a detached garage with an up and over door.

Front Garden

Large driveway to the front.



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Second Avenue, Fitzwilliam Pontefract

- Three Bedroom Semi-Detached Family Home
- Driveway
- Downstairs WC
- Gardens To The Front And Rear
- Detached Garage

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117412 - 0002

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk