



Drawbridge Avenue, Pontefract WF8 2YP

Welcome to

Drawbridge Avenue, Pontefract

GUIDE PRICE £180,000 - £190,000 Two bedroom Mid-Townhouse. Downstairs WC. Kitchen diner. Double driveway. Large garden. Ideal first time buyer home. Call William H Brown now at 01977 791406 to book your viewing now!!



Summary

Spacious mid town house, which is neutrally decorated and extremely well presented to show home standard throughout. Located on this popular modern development benefiting from a double driveway and a beautiful rear garden. The property comprises: entrance porch, down stairs WC, spacious lounge, large dining kitchen with patio doors opening on to the rear garden. To the first floor there are two double bedrooms and the modern house bathroom. The accommodation would ideally suit the first time buyer or the professional couple as is ideally located close to motorway links for those looking to commute to work, the train station, good schools and local amenities. This property must be viewed to appreciate what this property has to offer.

Entrance Hallway

With a front entrance composite door and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, vinyl floor covering, towel rail and a gas central heating radiator.

Lounge

12' 9" x 11' 6" (3.89m x 3.51m)

With a UPVC double glazed window to the front aspect, panelled wall and two gas central heating radiators.

Kitchen Diner

9' 3" x 14' 7" (2.82m x 4.45m)

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, gas hob, electric oven and extractor fan, plumbing for washing machine, space for free standing fridge freezer, cupboard housing the boiler, vinyl floor covering and UPVC French doors with side glass panels to the rear aspect.

Landing

With a gas central heating radiator and access to the loft.

Bedroom One

11' 3" x 11' 6" (3.43m x 3.51m)

With a UPVC double glazed window to the front aspect, two built in storage cupboards and a gas central heating radiator.

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, part tiled to walls and splash back, vinyl floor covering, extractor fan, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a double tarmac driveway for ample off street parking.

Rear Garden

The rear of the property is neatly laid to lawn with a patio seating area, timber fencing surround and a garden shed.



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Welcome to

Drawbridge Avenue, Pontefract

- *****GUIDE PRICE £180,000 - £190,000*****
- Two Bedroom Mid-Townhouse
- Ideal For First Time Buyers
- Double Driveway
- Sought After Area

Tenure: Freehold EPC Rating: B

guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON116826 - 0002

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