

**Cavendish Avenue, Pontefract WF8 2UU** 

# Welcome to

# **Cavendish Avenue, Pontefract**

This THREE bedroom DETACHED style property is spacious and immaculate throughout. With two reception rooms and a large rear garden with decking area for entertaining. This property will suit those looking to up size or growing their family. Boasting a garage and driveway for multiple cars.













#### **Entrance Hall**

With a front entrance door, gas central heating radiator, alarm system, stairs to the first floor and access to the garage.

#### Wc

With a low level flush WC, wash hand basin, tiled splash back, a gas central heating radiator and a window to the side aspect.

## Lounge

11' x 13' 1" ( 3.35m x 3.99m )

With a UPVC double glazed bay window to the front aspect, double doors into the dining room and a gas central heating radiator.

## **Dining Room**

9' x 8' 3" ( 2.74m x 2.51m )

With French doors to the rear aspect, tiled flooring, glass doors to the lounge, storage cupboard and a gas central heating radiator.

## Kitchen

13' 3" x 9' 7" ( 4.04m x 2.92m )

A fitted kitchen consisting of wall and base units with work surfaces over, range master with extractor hood, stainless steel sink and half with drainer, wine fridge, space for fridge, spotlights to the ceiling, open to dining room and a UPVC double glazed door and window to the rear aspect.

## Landing

With an airing cupboard, UPVC double glazed window to the side aspect and a gas central heating radiator.

## **Bedroom One**

9' 6" x 11' 7" ( 2.90m x 3.53m )

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

#### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, chrome heated towel rail, electric shower, tiled floors and walls.

### **Bedroom Two**

8' 1" x 12' 8" ( 2.46m x 3.86m )

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

#### **Bedroom Three**

8' 11" x 10' (2.72m x 3.05m)

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, bath with shower attachment, tiled walls, gas central heating radiator and a UPVC double glazed window to the front aspect.

#### **Front Garden**

A driveway to the front, lawned area, a hedge separating garden with a gate giving access to the rear garden.

### **Rear Garden**

Laid to lawn, decking area, patio area and enclosed by mature hedging.

## Garage

With an up and over door and door into hallway.





## Welcome to

# **Cavendish Avenue, Pontefract**

- Three Bedroom Detached Home
- Downstairs WC
- **Ensuite To Master Bedroom**
- Sought After Location
- **Great Transport Links**

Tenure: Freehold EPC Rating: C

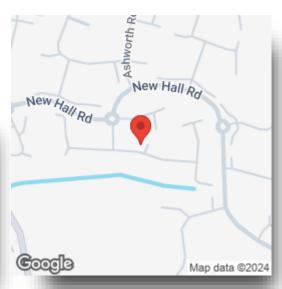
offers over

£280,000









Please note the marker reflects the postcode not the actual property

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