



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.



view this property online williamhbrown.co.uk/Property/PON114751



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

view this property online [williambrown.co.uk/Property/PON114751](https://www.williambrown.co.uk/Property/PON114751)



Property Ref:
PON114751 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)