

Second Avenue, Fitzwilliam Pontefract WF9 5BA

Welcome to

Second Avenue, Fitzwilliam Pontefract

GUIDE PRICE £150,000 - £160,000 Three-bedroom semi-detached house for sale. Large rear garden with pleasant views. Double driveway to the front. Recently replaced kitchen and bathroom. Perfect for first time buyers.













Entrance Hall

With a front entrance door and stairs to the first floor.

Lounge

11' 9" into bay x 15' 4" (3.58m into bay x 4.67m) With a UPVC double glazed bay window to the front and a gas central heating radiator.

Kitchen

9' 5" x 15' 4" (2.87m x 4.67m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, sink and drainer, electric oven, gas hob, cooker hood, stainless steel splash back, space for a fridge and freezer, part tiled to walls, a UPVC double glazed window to the rear and UPVC double doors to the rear.

Utility Room

With a UPVC double glazed window to the side, wash hand basin, vinyl flooring and space for a washing machine.

Wc

With a low level flush WC, UPVC window to the rear and vinyl flooring.

Landing

With access to the loft and a UPVC double glazed window to the side aspect.

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

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

Bedroom Two

9' 10" x 7' 2" ($3.00m \times 2.18m$)

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

Bedroom Three

8' 8" x 6' 11" (2.64m x 2.11m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath, shower cubicle with rainfall shower and normal shower head, chrome towel rail, tiled walls, vinyl flooring, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a large double driveway and double timber gates giving access to the rear.

Rear Garden

An enclosed lawn, detached garage and brick wall and timber fence surround

Garage

A detached garage in the rear garden, up and over door, window to the side and a side door.





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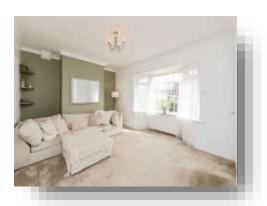
- ***GUIDE PRICE £150,000 £160,000***
- Three Bedroom Semi-Detached Home
- Downstairs WC
- **Utility Room**
- Large Double Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000 - £160,000







Fitzwilliam & mary School Coogle Map data @202 Please note the marker reflects the

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Property Ref: PON118543 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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postcode not the actual property



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