



Ashworth Road, Pontefract WF8 2UL

Welcome to

Ashworth Road, Pontefract

GUIDE PRICE £310,000 - £320,000 This four bedroom detached home offers spacious family living. With a lounge, study, kitchen/diner, conservatory, and an integral garage, Upstairs features an en-suite master and family bathroom. The enclosed garden and driveway complete this ideal home.



Entrance Hall

With a front entrance door, laminate flooring, stairs to the first floor and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, laminate flooring, a gas central heating radiator and part tiled walls.

Lounge

16' 6" x 10' 1" (5.03m x 3.07m)

With a double door into the diner, a double door into the conservatory, gas fire with surround and two gas central heating radiators.

Study

7' 2" x 8' 10" (2.18m x 2.69m)

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

Kitchen

25' 8" x 7' 9" (7.82m x 2.36m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven, 5 ring gas hob, microwave, space for washing machine, cooker hood, space for dishwasher, laminate flooring, part tiled to walls, spot lights to the ceiling, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Conservatory

22' 3" x 10' 5" (6.78m x 3.17m)

Constructed with brick and UPVC with a double door to the garden, double door to the lounge, ceiling fan, open into the kitchen, two gas central heating radiators, wood flooring and access to the garage.

Landing

With access to the loft with ladder and part boarded, and a storage cupboard housing the hot water tank.

Bedroom One

14' 6" x 10' 2" (4.42m x 3.10m)

With a UPVC double glazed window to the front aspect, 3 door fitted wardrobe and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom Two

8' 8" x 11' (2.64m x 3.35m)

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

Bedroom Three

8' 2" x 8' 9" (2.49m x 2.67m)

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

Bedroom Four

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

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, Jacuzzi bath with shower over, vinyl flooring, extractor fan, part tiled to walls and a towel heated towel radiator.

Front Garden

With a driveway to the front for multiple cars.

Rear Garden

With a small lawn, paved patio seating area, access from the side, small green house fish pond and wood fence surround.

Garage

8' 5" x 31' 7" (2.57m x 9.63m)

Double length tandem garage with work bench



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Welcome to

Ashworth Road, Pontefract

- ***GUIDE PRICE £310,000 - £320,000***
- Four Bedroom Detached House
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway & Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£310,000 - £320,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118572 - 0003

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