



Ashworth Road, Pontefract WF8 2UL

welcome to

Ashworth Road, Pontefract

Set in the heart of Pontefract, this four-bedroom detached home offers spacious family living with smart practicality. It features a lounge, kitchen/diner, utility room, and downstairs WC. The highlight is a large conservatory opening to a private rear garden, ideal for relaxing or entertaining.



Entrance Hall

With a front entrance door and laminate flooring.

Wc

With a low level flush WC, wash hand basin, extractor fan, laminate flooring and a gas central heating radiator.

Lounge

24' 11" x 11' 7" (7.59m x 3.53m)

With three UPVC double glazed windows to the rear aspect, double doors to the conservatory, gas fire surround, laminate flooring and a gas central heating radiator.

Family Room

16' 2" x 7' 8" (4.93m x 2.34m)

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

Kitchen

9' x 9' 1" (2.74m x 2.77m)

A fitted kitchen consisting of wall, base and drawer units with solid wood work surfaces over, metal sink and drainer, integrated gas hob with 5 ring burner, electric oven, extractor hood, dishwasher, spot lights, tiled flooring, breakfast bar and a UPVC double glazed window to the front aspect.

Utility Room

5' 2" x 5' 3" (1.57m x 1.60m)

With cupboards, space for washing machine and fridge freezer, spot lights, tiled flooring and door to the side.

Conservatory

11' 4" x 13' 1" (3.45m x 3.99m)

UPVC and brick construction, tiled and a door to the rear.

Landing

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

Bedroom One

12' 2" x 12' 4" (3.71m x 3.76m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower, panelled ceiling, spot lights to the ceiling, extractor fan and a UPVC double glazed window to the front aspect.

Bedroom Two

10' 7" x 9' (3.23m x 2.74m)

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

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

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

Bedroom Four

7' 3" x 6' 10" (2.21m x 2.08m)

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, bath, part tiled to walls, tiled flooring, heated towel rail, extractor fan and a UPVC double glazed window to the rear aspect.

Front Garden

With a driveway and small lawned area.

Rear Garden

With access from the side, part paved, part lawned, two patio areas, two wooden sheds and fenced surround.



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welcome to

Ashworth Road, Pontefract

- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Conservatory & Utility Room
- Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118831 - 0003

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