



**St. Michaels Avenue, Pontefract WF8 4QX**

**welcome to**

**St. Michaels Avenue, Pontefract**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Three bedroom semi-detached home on St Michael's Avenue, Pontefract. Includes driveway, garage, and spacious garden. No onward chain—ready to move.



## **Entrance Hall**

With a front entrance door, under stairs storage cupboard housing the boiler, a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## **Lounge**

12' 7" x 11' ( 3.84m x 3.35m )

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

## **Dining Room**

12' 3" x 10' 10" ( 3.73m x 3.30m )

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

## **Kitchen**

13' 11" x 6' 5" ( 4.24m x 1.96m )

A fitted kitchen consisting of wall, base and drawer units with work surface over, composite sink and drainer, integrated electric oven, gas hob, extractor hood, integrated fridge freezer, washing machine, part tiled to walls, door to the front and two UPVC double glazed windows to the side and rear aspects.

## **Landing**

With a UPVC double glazed window to the side aspect and storage cupboard.

## **Bedroom One**

11' 2" x 11' ( 3.40m x 3.35m )

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

## **Bedroom Two**

12' 3" x 10' 10" ( 3.73m x 3.30m )

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

## **Bedroom Three**

7' 10" x 6' 5" ( 2.39m x 1.96m )

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

## **Bathroom**

A suite consisting of a wash hand basin, bath, shower cubicle, extractor fan, vinyl flooring, fully tiled walls, spotlights and a UPVC double glazed window to the rear aspect.

## **Wc**

With a separate WC.

## **Rear Garden**

A lawned garden, mature trees, shrubs and timber fence surround.

## **Garage**

Concrete prefab with an up and over door.



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welcome to

## St. Michaels Avenue, Pontefract

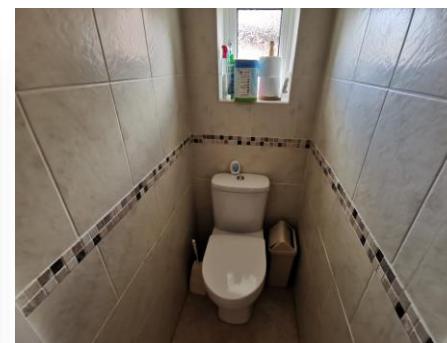
- \*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Driveway & Garage
- Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£230,000**

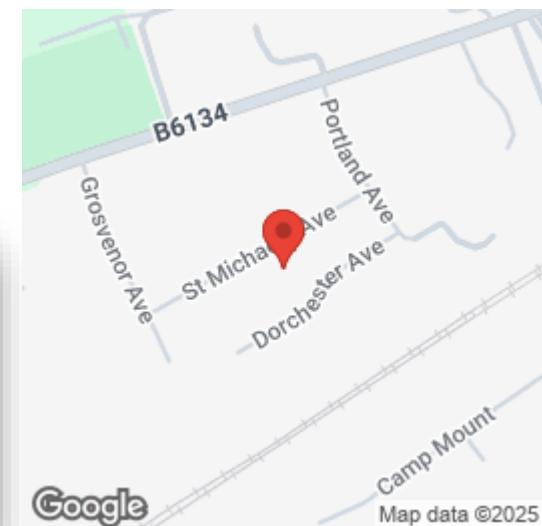


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Property Ref:  
PON119037 - 0005

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Please note the marker reflects the postcode not the actual property

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