



Avens Close, Pontefract WF8 2RZ

Welcome to

Avens Close, Pontefract

GUIDE PRICE £130,000 - £140,000 Two bedroom semi-detached home in Pontefract, offered with no onward chain. Features include entrance hall, living room, kitchen diner with patio doors to enclosed rear garden, family bathroom upstairs, and permit parking to the front.



Entrance Hall

With a UPVC front entrance door, under stairs storage and a gas central heating radiator.

Lounge

15' 2" x 10' 6" (4.62m x 3.20m)

With a UPVC double glazed window to the front aspect, electric fire with timber fire surround, air vent in floor and a gas central heating radiator.

Kitchen

16' 9" x 10' 2" (5.11m x 3.10m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, plumbing for washing machine, space for fridge freezer, tiled splash back, vinyl floor covering, wall mounted boiler, extractor fan, UPVC French doors and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft hatch.

Bedroom One

15' 9" x 10' 4" (4.80m x 3.15m)

With two windows to the front aspect, spot lights to the ceiling, storage cupboard and a gas central heating radiator.

Bedroom Two

12' 7" x 8' 6" (3.84m x 2.59m)

With a window to the rear 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, shower cubicle with shower curtain, panelled bath, vinyl flooring, gas central heating radiator and a window to the rear aspect.

Front Garden

A lawned garden, brick wall and fence surround, on street permit parking and a gate to the side which leads to the rear garden.

Rear Garden

A decent size garden with lawn, patio seating area, mature planting to the borders and a timber fence surround.



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Welcome to

Avens Close, Pontefract

- ***GUIDE PRICE £130,000 - £140,000***
- Two Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Permit Parking
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£130,000 - £140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119269 - 0002

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