



 **2**  
Bedrooms

 **2**  
Bathrooms

**Tenure :**  
**Freehold**

Offers in excess of £185,000  
Drawbridge Avenue, Pontefract



Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

A two bedroom townhouse located on Drawbridge Avenue in Pontefract.



Available for sale, is this immaculate, two bedroom mid townhouse, located on Drawbridge Avenue in Pontefract. This would make the perfect first home. Internally, the layout comprises in brief: - entrance hallway, lounge, kitchen diner and a wc. First floor: - landing, two bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is a driveway to the front. To the rear, is a fully enclosed lawned garden and patio area. Call Tudor Sales & Lettings on 0113 282 3056 for more information, or to arrange a viewing.

**Kitchen / Diner** 9' 31" x 14' 71" (3.53m x 6.07m)

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, gas hob and extractor hood over. Tiled splashback. Plumbing for washing machine. Space for fridge freezer. Double glazed French doors.

**Lounge** 12' 95" x 11' 65" (6.07m x 5.00m)

Double glazed window and a central heating radiator.

**WC** 5' 85" x 2' 80" (3.68m x 2.64m)

WC, wash hand basin and a central heating radiator.

**Bedroom 1** 11' 30" x 11' 62" (4.11m x 4.93m)

Double glazed window and a central heating radiator. Two storage cupboards.

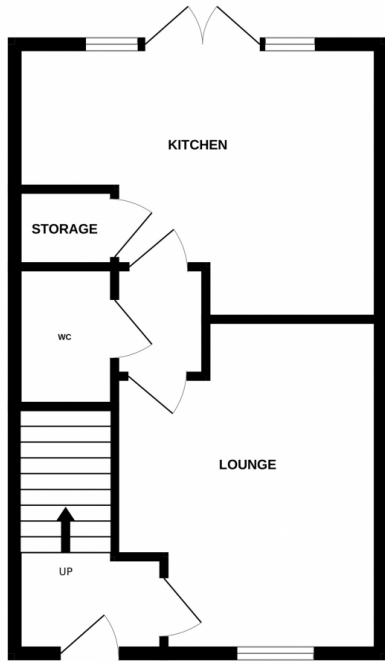
**Bedroom 2** 11' 13" x 8' 21" (3.68m x 2.97m)

Double glazed window and a central heating radiator.

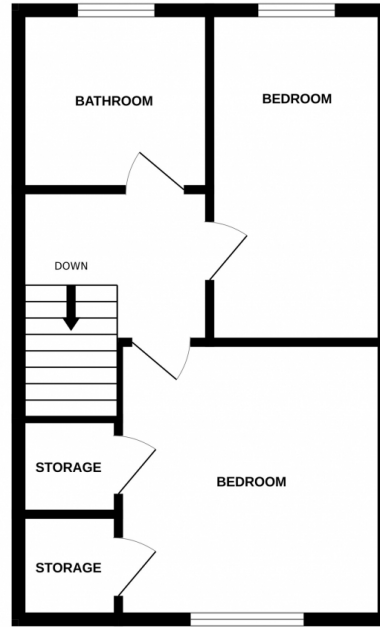
**Bathroom** 6' 43" x 6' 19" (2.92m x 2.31m)

Three piece white suite comprising of: - bath with shower over, wc and a wash hand basin. Part tiled walls. Double glazed window. Central heating radiator.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: 34 Drawbridge Avenue, WF8

