



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



A stunning three bedroom terrace property located on Banks Avenue in Pontefract.

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

Brought to the market for sale is this truly stunning three bedroom mid terrace, located on Banks Avenue in Pontefract. Refurbished to a very high standard and tastefully decorated throughout the internal layout comprises in brief: - ground floor: - welcoming entrance hallway which gives access to a cellar. To the first floor you also have a kitchen, dining area and living room. First floor: - landing, three bedrooms and a family bathroom. The property has the benefit of double glazed windows and gas central heating. Externally, you have a buffer garden to the front. To the rear is a spacious and low maintenance garden with artificial turf and sandstone patio area. The rear garden also has borders with plants, trees and shrubs. Banks Avenue is within easy access to Pontefract Town Centre and it's wide range of amenities. This home would make the perfect base for those who daily commute with the National Motorway Network and Pontefract Train Station within close proximity. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen 11' 27" x 16' 04" (4.04m x 4.98m)

Fitted with a wide range of wall and base units. Sink and tap. Laminated worktops and upstands. Range style cooker with a tiled splashback with an extractor above. Integrated dishwasher. Plumbing for washing machine. Space for a free standing fridge freezer. Parquet style flooring. Double glazed window. Opening leads you through to the dining area.

Dining Area 12' 70" x 14' 14" (5.44m x 4.62m)

A delightful dining area with feature wood burning stove and cast iron fire surround. Parquet style flooring. Cast iron column radiator. Coving to ceiling. Double glazed French doors open to the garden area.

Living Room 12' 70" x 15' 22" (5.44m x 5.13m)

Double glazed bay window to the front with window shutters. Feature wood burning stove and cast iron fire surround. Wooden flooring. Coving to ceiling. Picture rail. Cast iron column radiator.

Bedroom 1 11' 68" x 14' 15" (5.08m x 4.65m)

Double bedroom with fitted wardrobes and overhead storage. Double glazed window and window shutters. Coving to ceiling. Ceiling rose. Cast iron column radiator. Feature wall lights.

Bedroom 2 12' 46" x 12' 90" (4.83m x 5.94m)

Double bedroom with double glazed window and window shutters. Original fireplace. Coving to ceiling. Ceiling rose. Cast iron radiator.

Bedroom 3 7' 08" x 8' 78" (2.34m x 4.42m)

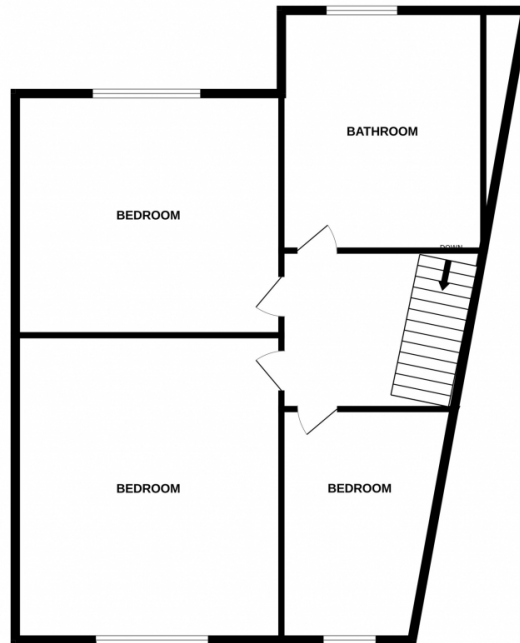
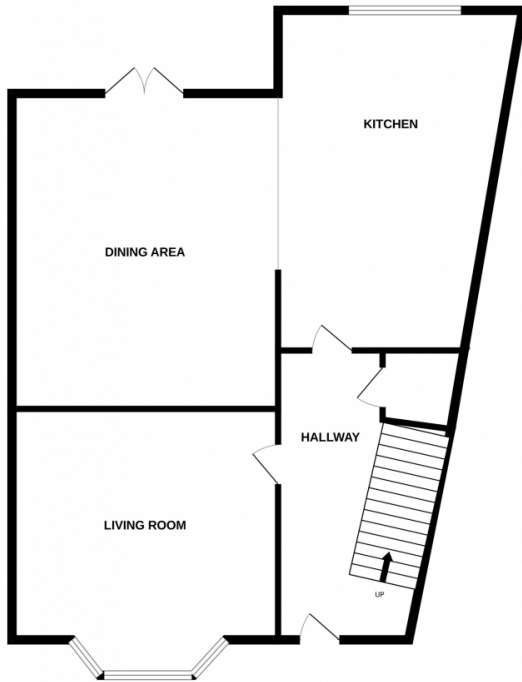
Double glazed window with window shutters. Coving to ceiling. Cast iron radiator.

Bathroom

A large bathroom with a roll top bath, walk in shower, wc and a wash basin. Part tiled walls. Heated towel rail. Double glazed window.

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+) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 66 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92+) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Banks Avenue, Pontefract

