

Dandy Mill Avenue, Pontefract



Asking Price £190,000



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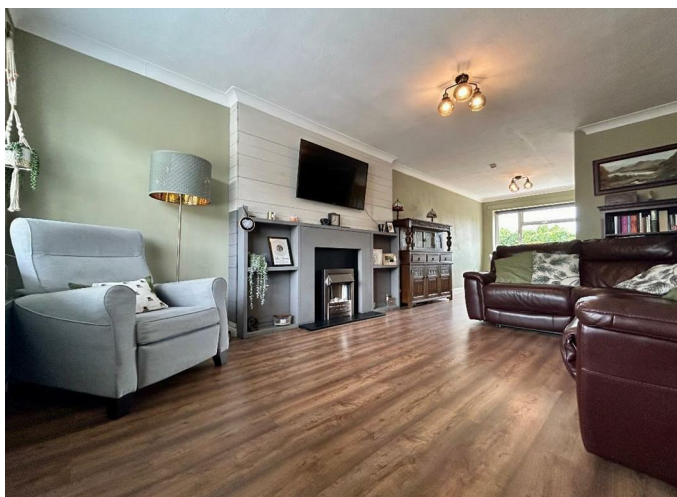


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A fantastic opportunity to own a spacious home in the sought after area of Pontefract. This three bedroom semi-detached property offers three bedrooms, a modern bathroom, garage and driveway and enclosed rear garden. Just a short drive into Pontefract town centre and commutable to motorway links or train stations.



- Three Bedroom Semi-Detached
- Stylish interior throughout
- Utility Room or Separate Dining Area
- Modern Style Bathroom
- Garage and Driveway Parking
- Enclosed Rear Garden
- Popular Residential Area
- Council Tax Band B
- EPC Band - TBC

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hallway

Entering from the front of the property through a UPVC door, the entrance hallway has space for shoes and coats, a gas central heating radiator and stairs leading to the first floor.

Open Plan Lounge/ Dining Area

This bright and airy room has UPVC double glazed windows to both the front and rear of the property, with a spacious living area to the front and an open plan space to the rear proving a perfect dining space or a convenient space for a play area. The lounge has a hard wood floor flowing through, electric fire with surround and gas central heating radiator.

Separate Dining Room

With access to the rear of the property through the UPVC door, the room has easy to clean, tiled effect flooring which also flows through into the kitchen. This room could be used as a utility room as pictured or a separate dining area. Storage can be found in the under stairs cupboard and is fit with a gas central heating radiator.

Kitchen

With a window overlooking the rear garden, the kitchen is fitted with wall and base units, integrated gas hob, oven and chrome extractor hood with tiled surround and tiled effect flooring. The boiler is housed in a matching wall unit, blending into the kitchen.

Landing

Carpeted throughout leading to all three bedrooms and bathroom, with a glazed window to the side of the property and loft access.

Master Bedroom

A double bedroom with a UPVC double glazed window to the front of the property. Modern grey fitted wardrobes and dresser providing ample storage but still providing the room with a spacious feel. Above is a light fitting with a convenient fan proving a breeze in the summer months.

Second Bedroom

Another double room located to the rear of the property with gas central heating and UPVC window.

Third Bedroom

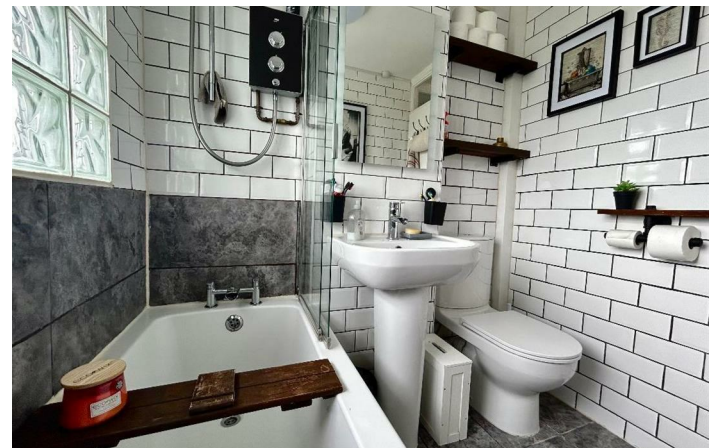
A single room with built in storage cupboard over the stairs. UPVC window overlooks the front of the property and gas central heating.

Bathroom

A modern bathroom suite with floor to ceiling tiles, low level flush WC, wash hand basin, panelled bath with shower over. The bathroom has a glazed window to the rear, extractor fan, and gas central heating radiator.

External

A single garage is located to the front of the property with driveway parking for two cars and a low maintenance gravelled area. To the rear, the enclosed garden benefits from a decking area and lower level lawned area. Perfect for families and pets.



Floor Plan

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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