

Springfield Avenue, Pontefract

£180,000


MARTIN & CO

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House - Semi-Detached 3 Bedrooms, 1 Bathroom

£180,000

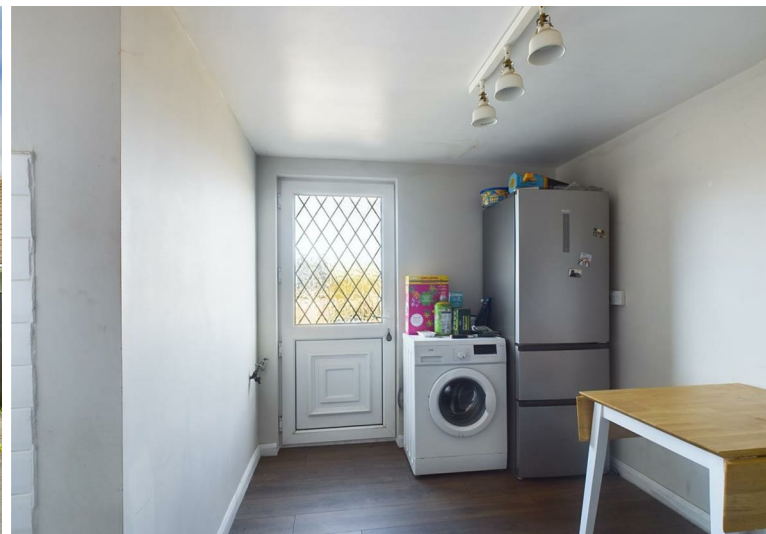
- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL DEVELOPMENT WALKING DISTANCE OF SHOPS AND SCHOOLS
- IDEAL FOR THE COMMUTER BEING WITHIN SHORT DRIVING DISTANCE OF A1/M62
- ENTRANCE HALL, THROUGH LOUNGE/DINING AREA
- KITCHEN & UTILITY ROOM. INTERNAL ACCESS TO GARAGE
- LANDING. 3 BEDROOMS & HOUSE BATHROOM.
- GARDENS TO FRONT & REAR. DRIVEWAY & GARAGE HAVING POWER & LIGHT
- TOWN CENTRE CLOSE BY WITH A WEALTH OF LOCAL AMENITIES & LEISURE FACILITIES
- LOFT ROOM ACCESSED BY LADDER
- COUNCIL TAX BAND B, EPC RATING D67

Welcome to Springfield Avenue, Pontefract - This extended semi detached property boasts three bedrooms, a converted loft room and is ideal for a growing family or those in need of extra space.

Situated in a popular residential development, this home is within walking distance of shops and schools, making it a prime location for families with children. For commuters, the property's close proximity to the A1/M62 ensures easy access to major northern centres, allowing you to enjoy more time in the comfort of your new home.

The house features a front garden which is laid to lawn, with a driveway leading to the attached garage, whilst to the rear there is an enclosed garden perfect for enjoying a morning cup of tea or hosting summer barbecues. With the town centre just a stone's throw away, you'll have easy access to a wealth of local amenities, ensuring that everything you need is right at your doorstep.

Don't miss out on this fantastic opportunity to own an ideal family home in a sought-after location. Book your viewing today.



Entrance Hall

Upvc double glazed front entrance door provides access to this light and airy hallway. Having stairs to the first floor and central heating radiator

Lounge/Dining Room

Having a UPVC double glazed bow window to the front aspect and French doors opening to the rear decked patio and garden beyond. Downlights, two central heating radiators and laminate floor.

Kitchen

A modern kitchen featuring white high gloss wall and base cupboard units with timber style work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap over. There is complementary tiling

to walls, and a range of integrated appliances including a double electric oven and gas hob with a chimney style extractor fan over. Having downlights to the ceiling and a UPVC double glazed window to the rear aspect

Utility Room

A spacious utility room having a UPVC double glazed external door to the rear aspect, central heating radiator and internal access door to the integrated garage.

First Floor Landing

Having a UPVC double glazed window to the side aspect, loft access hatch with ladder providing access to the loft room.



Bedroom One

Having a built in wardrobe, UPVC double glazed window to the front aspect, central heating radiator and laminate floor.

Bedroom Two

Having a UPVC double glazed window to the rear aspect, central heating radiator and laminate floor.

Bedroom Three

Having a UPVC double glazed window to the front aspect, central heating radiator. and laminate floor.

House Bathroom

Tiling to walls, and fitted with a white suite comprising panelled bath with shower over, basin and w.c. Ladder style towel radiator. Obscure glazed window to the rear elevation.

Loft Room

Having wooden ladders providing access to this converted loft space, with a UPVC double glazed window to the side aspect and central heating radiator.

Garage

An integrated garage having an up and over door, power and light.

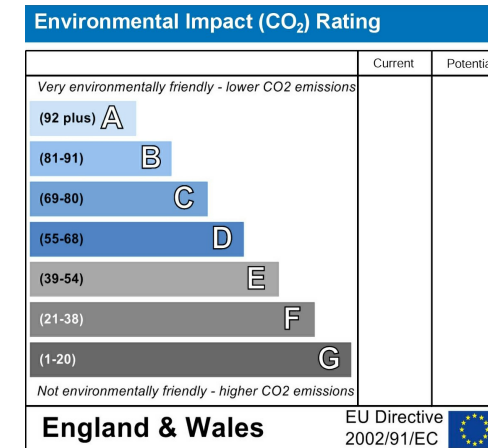
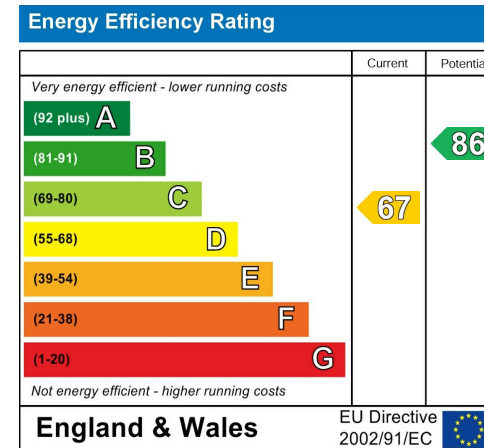
Outside Front

To the front of the property there is a boundary wall, a lawn and a variety of established shrubs and conifer, also an opening to the drive leading to the attached garage.

Outside Rear

A generous sized enclosed garden mainly laid to lawn

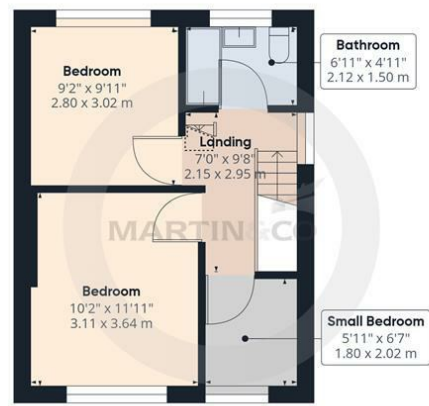
offering a choice of decked patios benefitting from sun or shade as the sun moves during the day.







Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

1027.06 ft²
95.42 m²

Reduced headroom

45.93 ft²
4.27 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

