



**Western Avenue, Pontefract**

**£185,000**

  
**MARTIN & CO**

# Western Avenue, Pontefract

## Bungalow - Semi Detached 2 Bedrooms, 1 Bathroom

£185,000

- DECEPTIVELY SPACIOUS & VERSATILE 2 DOUBLE BEDROOM DORMA BUNGALOW
- SIMPLY MUST BE VIEWED TO APPRECIATE HOW THE ACCOMMODATION CAN WORK FOR YOU
- EASY ACCESS TO THE MOTORWAY NETWORK & EXCELLENT PUBLIC TRANSPORT LINKS
- WELL REGARDED RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES
- RECEPTION HALL, LOUNGE, BEDROOM 2/RECEPTION 2, MODERN SHOWER ROOM, NEW FITTED KITCHEN & REAR LOBBY/UTILITY
- FIRST FLOOR LANDING & ACCESS TO BEDROOM ONE WITH BUILT IN ROBES/STORAGE
- LOW MAINTENANCE LANDSCAPED FRONT GARDEN WITH DRIVE LEADING TO THE GARAGE
- ATTRACTIVE ENCLOSED REAR GARDEN MAINLY LAID TO LAWN WITH A DECORATIVE STONE PATIO & SHED
- EPC RATING E
- COUNCIL TAX BAND B

Located on Western Avenue in Pontefract, this charming property is ready to move into having being recently redecorated and refurbished, this semi-detached dorma bungalow offers surprisingly more space than meets the eye.

Situated conveniently close to local amenities, Pontefract town centre, and a variety of shops and supermarkets, this property is perfect for those seeking both convenience and comfort. With excellent public transport links by road and rail, getting around is so easy. And for those with a sense of adventure, the motorway network is just a short drive away, opening up endless possibilities for exploration.

Step inside to find a spacious entrance hall leading to a cosy lounge, a modern shower room, a versatile second bedroom or reception room, a new well-equipped kitchen and a convenient utility room/ rear porch. Upstairs, the first floor landing provides access to the master bedroom, offering a peaceful retreat at the end of the day.

Outside, the property boasts a low-maintenance landscaped front garden, a driveway leading to a detached garage at the rear, and a generous enclosed rear garden. The rear garden, mostly laid to lawn, features a charming decorative stone patio - the perfect spot to unwind with your favourite drink or simply relax. Additionally, a large garden shed provides ample storage space for all your outdoor essentials.

Don't miss out on the opportunity to make this delightful property your new home. With its convenient location, ample space, and charming outdoor areas, this house has all the makings of a perfect abode for those looking for comfort and convenience in Pontefract.



### Reception Hall

A light and airy hallway having a central heating radiator, a UPVC double glazed window to the front aspect, an arch opening to the lounge, access to the shower room, bedroom two/reception room and kitchen

### Lounge

Having coving to ceiling, feature electric fire, central heating radiator and large UPVC double glazed walk in bay window to the front aspect

### Bedroom Two / Reception Room

Having coving to ceiling, central heating radiator and large UPVC double glazed patio doors overlooking the rear garden and patio

### Shower Room

Fitted with a new three piece suite including a walk in double shower, unit housed hand wash basin and WC. Finished with UPVC panelling to walls and ceiling, a UPVC double glazed frosted window to side aspect and central heating radiator

### Kitchen

Having a range of new modern grey wall, base and cupboard units with laminate work surfaces over and UPVC panel splashbacks, incorporating a single bowl sink/drain and mixer tap over, plus a four ring gas hob with tiled splashback and a chimney style extractor fan over. There is an integrated electric fan assisted oven and plumbing for a automatic washing machine, a central heating radiator, a UPVC double



glazed window to the side aspect, wall mounted central heating boiler and internal timber /glazed door open to the rear entrance lobby/Utility

**Rear Entrance Lobby/Utility**

A versatile space which can lend itself to a number of uses to suit the individual. Having UPVC double glazed windows to the rear and side aspect and a composite external door.

**First Floor Landing**

Having a UPVC double glazed window to the side aspect and useful large storage cupboard

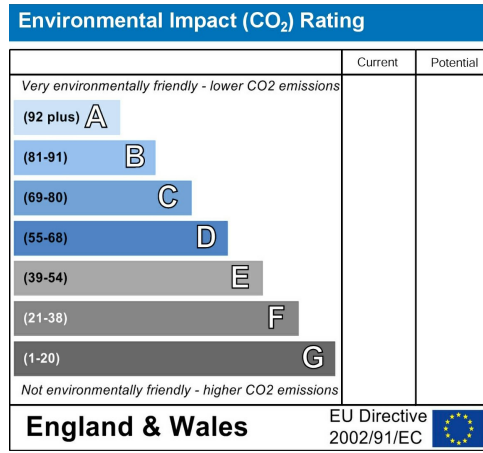
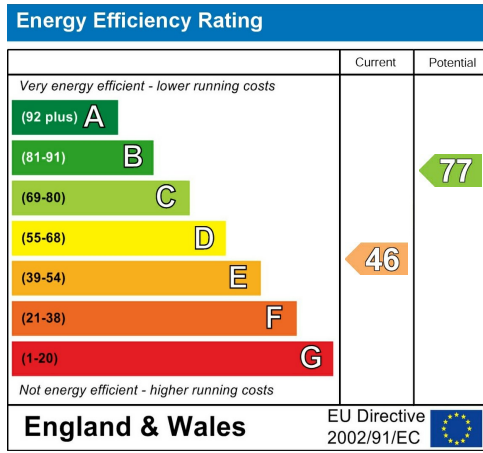
**Bedroom One**

On entry to this master bedroom there is a dressing area where there are useful built in double

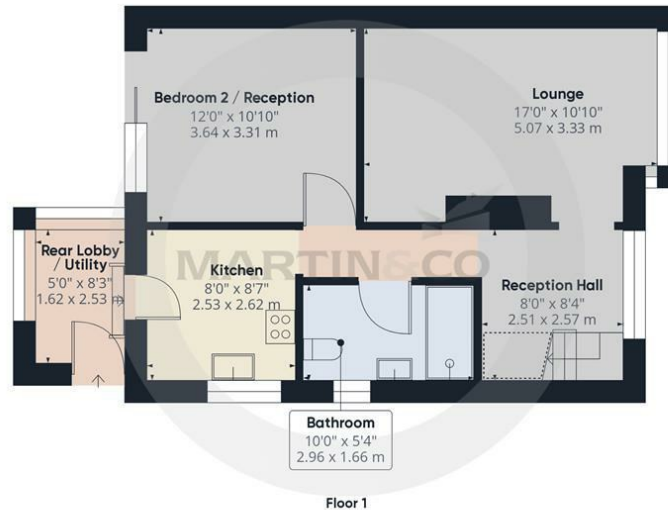
wardrobes/storage cupboards to each side opening to the bedroom area. Having a UPVC double glazed window to the rear aspect, central heating radiator and range of mirror front wardrobes/storage solutions to one wall

**Outside**

Outside, the property boasts a low-maintenance landscaped front garden, a driveway leading to a detached garage at the rear, and a generous enclosed rear garden. The rear garden, mostly laid to lawn, features a charming decorative stone patio and two sheds







Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

838.29 ft<sup>2</sup>  
77.88 m<sup>2</sup>

**Reduced headroom**

14.1 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**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.

