

**Cavendish Avenue, Pontefract**

**£220,000**

**MARTIN & CO**

# Cavendish Avenue, Pontefract

## House - Semi-Detached 3 Bedrooms, 2 Bathroom

£220,000

- ATTENTION FIRST TIME BUYERS & SMALL FAMILY PURCHASERS
- A DECEPTIVELY SPACIOUS, IMMACULATEDLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF TRAIN & BUS STATION
- FRONT OPEN PLAN GARDEN & DRIVEWAY PROVIDES OFF STREET PARKING FOR FOUR CARS
- REAR ENCLOSED GARDEN WITH FLAG PATIO AND LAWN WITH DECORATIVE BORDERS
- IDEAL FOR THE COMMUTER LOOKING TO BUY THEIR FIRST HOME WITHOUT THE HEFTY CITY PRICE TAG
- CLOSE PROXIMITY TO MOTORWAY NETWORK PROVIDING ACCESS FOR MAJOR NORTHERN CENTRES
- CLOSE TO A WEALTH OF LOCAL AMENITIES, SHOPS AND SCHOOLS FOR ALL AGES
- EPC RATING TBC
- COUNCIL TAX BAND C

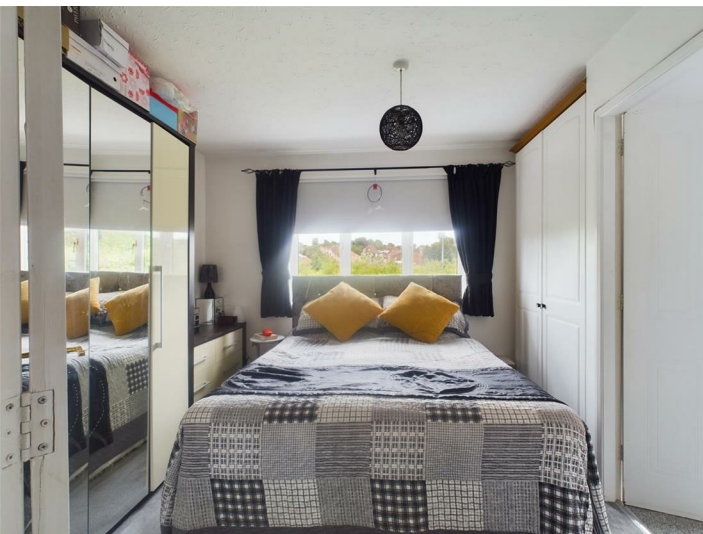
Nestled in the sought-after residential location of Cavendish Avenue, Pontefract, this immaculately presented three-bedroom semi-detached house could be your next dream home.

Boasting a spacious reception room and two bathrooms, this property offers ample space for comfortable living. Whether you're a first-time buyer or a growing family, this house caters to all with its well-thought-out layout and modern amenities.

Conveniently situated close to schools for all ages, and the train and bus station, this home ensures everything you need is within reach. For those who commute, the short drive to the A1/M62 makes travelling to major northern centres easily accessible.

As you approach the property, you are greeted by an open plan front garden and a driveway providing off-street parking, adding to the convenience this home offers. The rear of the property features an enclosed patio garden, creating an ideal space for outdoor entertaining or simply unwinding on sunny days.

In conclusion, this property on Cavendish Avenue combines comfort, convenience, and modern living seamlessly. Don't miss the opportunity to experience the space and tranquility this home has to offer - book a viewing today to avoid disappointment.



### Entrance Hall

A steel panel front entrance door opens to this inviting entrance hall having a central heating radiator and laminate floor.

### Cloaks/WC

Having a two piece white suite including a low flush WC and a pedestal hand wash basin with tiled splashbacks and floor.

### Internal Hall

Having stairs leading to the first floor and useful storage space.

### Lounge

With a walk in bay window to the front aspect, a central heating radiator and laminate floor.

### Kitchen/Diner

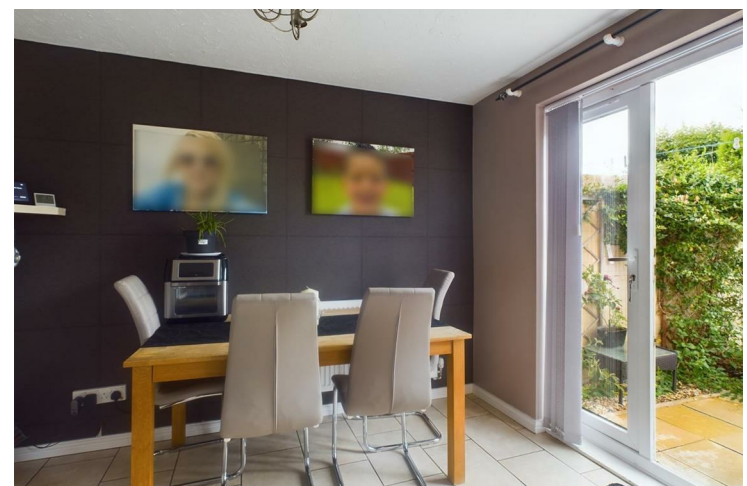
Having a range of wall and base cupboard units with roll edge laminate worksurfaces over. Incorporating an electric hob with extractor fan over, a single bowl sink and drainer with mixer tap and tiled splashbacks and floor. There is an integrated fan assisted electric oven, a UPVC double glazed window and French doors to the rear aspect opening to the patio. Steel panel door to the side aspect

### First Floor Landing

Having access to the loft space, three bedrooms, house bathroom. Central heating radiator.

### Master Bedroom

Having built in wardrobes, UPVC double glazed window to the rear aspect and central heating radiator



**En Suite**  
 With a three piece white suite including a double shower cubicle, a low flush WC and a pedestal hand wash basin with tiled splashbacks and floor. There is a UPVC double glazed frosted window to the side aspect and central heating radiator.

**Bedroom Two**  
 Having a UPVC double glazed window to the front aspect and central heating radiator.


**Bedroom Three**  
 Having a UPVC double glazed window to the front aspect and central heating radiator.


**House Bathroom**  
 Fitted with a three piece white suite including a

rectangle panel bath, a low flush WC and a pedestal hand wash basin with tiled splashbacks and floor. There is a UPVC double glazed frosted window to the side aspect and central heating radiator.

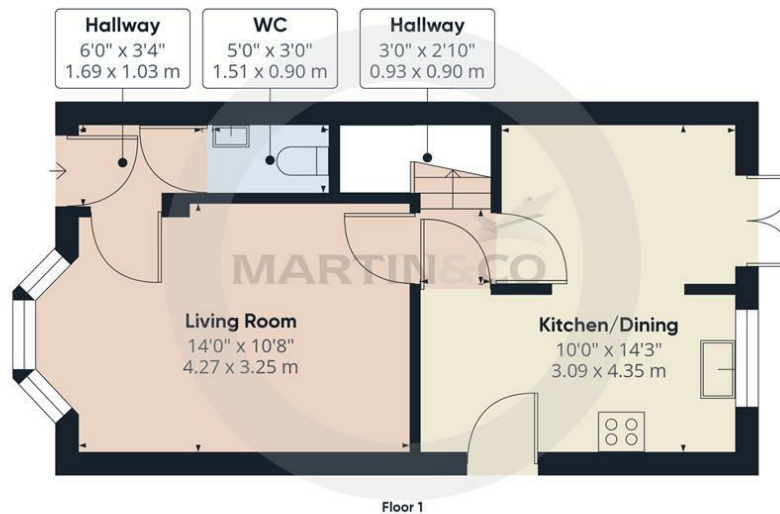
**Outside**  
 There is an open plan front garden and a driveway providing off-street parking, whilst to the rear of the property there is an enclosed patio garden having a lawn and decorative borders



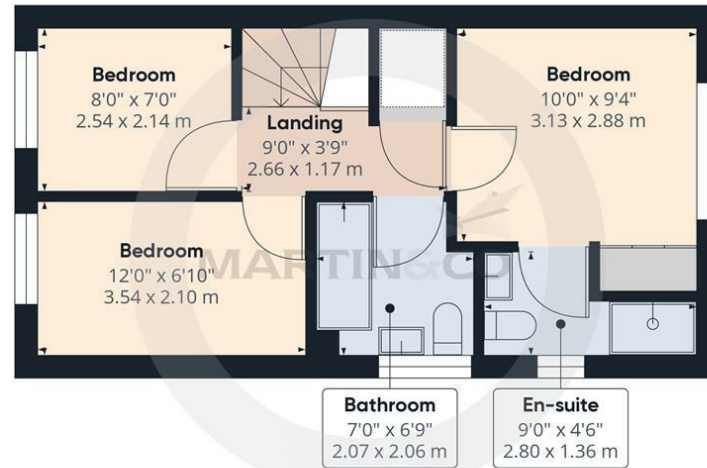
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; 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 plus) <b>A</b>		
(81-91) <b>B</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





Floor 1



Floor 2



**Approximate total area<sup>m</sup>**  
750.24 ft<sup>2</sup>  
69.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

