



Mill Hill Avenue, Pontefract

Offers Over £190,000


MARTIN&CO

Mill Hill Avenue, Pontefract House - Semi-Detached 3 Bedrooms, 1 Bathroom

Offers Over £190,000

- LOCATION! LOCATION! LOCATION! HURRY this PROPERTY WON'T be AROUND for LONG! SOUTH SIDE of PONTEFRACT
- An AFFORDABLE , MATURE, EXTENDED 3 BED SEMI DETACHED HOUSE in this HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- NEEDS UPDATING HENCE THE PRICE. VIEWING ADVISED to appreciate the POTENTIAL this property has to offer
- GARDENS FRONT & REAR, DRIVEWAY & DETACHED GARAGE PROVIDING OFF STREET PARKING
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN. LANDING, 3 BEDROOMS & BATHROOM
- WITHIN WALKING DISTANCE OF WELL REGARDED SCHOOLS FOR ALL AGES & TOWN CENTRE
- A1/M62 JUST A SHORT DRIVE AWAY BEING IDEAL FOR THE COMMUTER
- WEALTH of LOCAL AMENITIES, LEISURE, ENTERTAINMENT (J32/XSCAPE) & ASPIRE SPORTS CENTRE
- EPC RATING D
- COUNCIL TAX BAND C

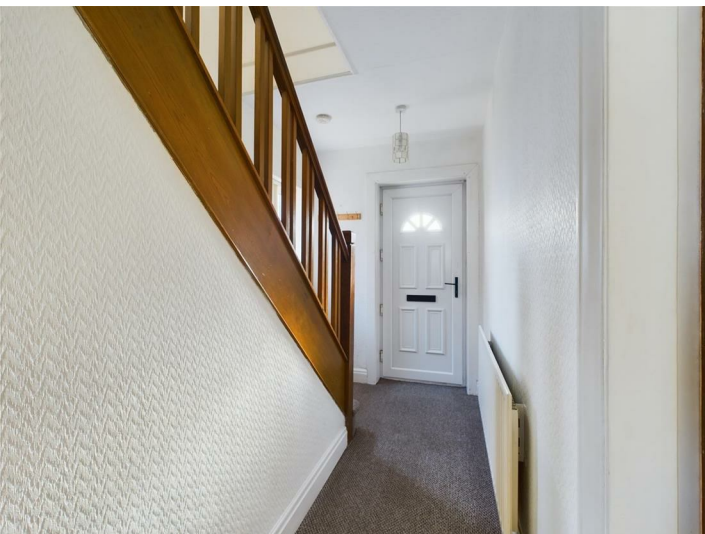
Situated on the desirable Mill Hill Avenue in Pontefract, this charming post-war semi-detached house is waiting for the successful purchaser to put their own stamp on it and start a new chapter. Boasting two reception rooms, three bedrooms, and a bathroom, this property offers ample space for comfortable living.

The property's prime location on the south side of Pontefract makes it a rare find, with the affordable price tag. Having a driveway providing off street parking and a garage, convenience is at your doorstep. The mature and extended layout of this house presents a unique opportunity for those looking to create their dream home.

Although in need of updating, this property is ready for your personal touch. The front gardens welcome you into a reception hall leading to a lounge, dining room, and kitchen, offering a perfect layout for both relaxation and entertainment.

Upstairs, the landing leads to three bedrooms, providing privacy and comfort for the whole family. The A1/M62 is just a short drive away, making it ideal for commuters seeking easy access to major roadways. Additionally, the wealth of local amenities, leisure facilities, and entertainment options including Junction 32 and Xscape ensure there is always something to do nearby.

Don't miss out on the chance to view this property and appreciate the potential it holds. With its sought-after location and room for personalisation, this house on Mill Hill Avenue is a rare find that won't stay on the market for long.



Reception Hall
Having a front entrance door, central heating radiator, UPVC double glazed window to the side aspect and stairs leading to the first floor.

Lounge
Having a UPVC double glazed bay window to the front aspect, central heating radiator and feature fire place.

Dining Room
A formal dining room having patio doors to the rear aspect, built in storage cupboards and central heating radiator.

Kitchen
Having a range of wall and base units with laminate worktops over incorporating a single bowl sink with

mixer tap over and tiled splashbacks. There is a walk in pantry, gas cooker point, plumbing for an automatic washing machine and wall mounted gas central heating boiler. There is a UPVC double glazed window to the rear aspect and door to the side aspect.

First Floor Landing
Having a UPVC double glazed window to the side elevation, access to the loft space, the three bedrooms and bathroom.

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

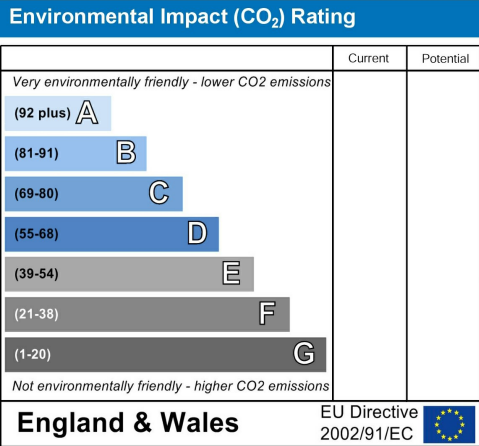
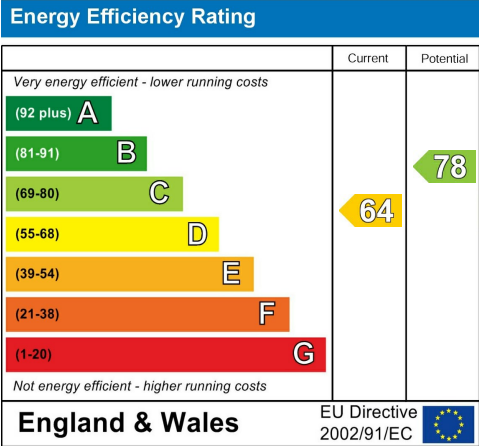
Bedroom Two
Having a UPVC double glazed window to the rear aspect and central heating radiator.



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

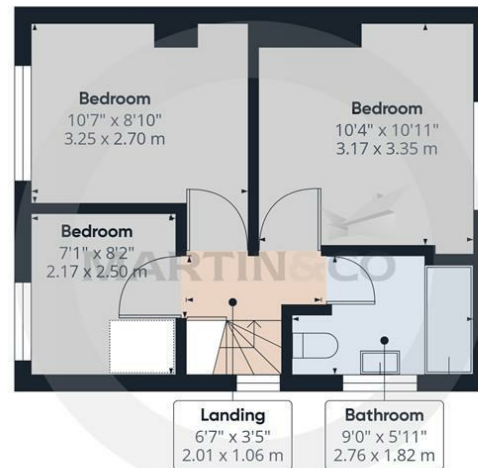
Bathroom
A three piece suite consisting of a bath, WC and hand basin. Partially tiled walls, a central heating radiator and a UPVC double glazed window to the rear aspect.

Outside
There are attractive mature enclosed gardens to the front and rear. Double wrought iron style gates open to the driveway which continues to the side and rear of the property leading to the detached garage





Floor 1



Floor 2



Approximate total area⁽¹⁾
747.45 ft²
69.44 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.

