



Pine Tree Avenue, Pontefract WF8 4LS

Welcome to

Pine Tree Avenue, Pontefract

GUIDE PRICE £250,000 - £260,000 Three-bedroom semi-detached home offering entrance hall, spacious lounge out to decking and lawned area, extended kitchen with garden access, ground-floor bathroom and bedroom, plus two first-floor doubles, Enclosed rear garden, drive and extended garage.



Entrance Hall

With a front entrance door and a gas central heating radiator.

Lounge

22' 3" x 10' 3" (6.78m x 3.12m)

With double doors to the rear, a window to the front, electric fire with surround and hearth and two gas central heating radiators.

Reception Room/ Bedroom 3

9' 9" x 7' 8" (2.97m x 2.34m)

With a window to the side, built in storage and gas central heating radiator.

Kitchen/Diner

12' 10" x 11' 5" (3.91m x 3.48m)

A fitted kitchen consisting of wall, base and drawer units with tiled work surfaces over, integrated double electric oven, electric hob, stainless steel sink and drainer, space for fridge freezer and washing machine, laminate flooring, window to the side, gas central heating radiator and a double door to the rear.

Landing

Eaves storage housing the boiler.

Bedroom One

13' 11" x 10' 4" (4.24m x 3.15m)

With a window to the front, under stairs storage and a gas central heating radiator.

Bedroom Two

10' 5" x 8' 7" (3.17m x 2.62m)

With a window to the side, access to the loft and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with a shower over, towel radiator, extractor fan, tiled splash back, laminate flooring and a window to the side.

Front Garden

A double length driveway and paved path.

Rear Garden

An enclosed lawned garden, raised decking patio, paved path to the garage, established trees and hedge surround.

Garage

Extended garage, brick built and electric roller door.



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Welcome to

Pine Tree Avenue, Pontefract

- ***GUIDE PRICE £250,000 - £260,000***
- Three Double Bedrooms
- Open Plan Kitchen Diner
- Popular Location
- Driveway and Extended Garage
- Cul-De-Sac Position
- Local Amenities & Good Schools
- Close To Pontefract Town Centre

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

£250,000 - £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON116640 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk