CROWN | ESTATE AGENTS

Fairfield Avenue, Pontefract



Offers Around £175,000

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Crown are delighted to bring to the market this beautifully refurbished end terraced property, offering an excellent opportunity for first time buyers looking for a stylish and move in ready home. The property has been thoughtfully updated throughout, benefiting from new carpets and flooring, two well proportioned reception rooms, a recently upgraded modern kitchen with a range of integrated appliances and a newly fitted bathroom. Ideally positioned within walking distance of Pontefract town centre, the property is perfectly placed for access to a variety of shops, restaurants, amenities and leisure facilities. Excellent commuter links by both road and rail also provide convenient access to surrounding towns and cities.



- Fully Refurbished End Terrace House
- Two Spacious Reception Rooms
- Luxury Fully Fitted Kitchen In Grey Gloss
- Three Good-Sized Bedrooms
- Bathroom With Modern White Suite & Fitted Shower
- Small Rear Yard
- Council Tax Band A
- EPC Grade E
- Freehold
- OFFERED WITH NO UPPER CHAIN - VIEWING HIGHLY RECOMMENDED

Call 01977 285 111 to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.

CASTLE DWELLINGS

Entrance Hall
14'4" x 2'11" (4.37 x 0.89)
Composite door with glazed light over, understairs storage cupboard and access to the

Lounge
11'11" x 11'2" (3.64 x 3.42)
Good sized family living space with brand new carpets, front facing window, coving to ceiling and central heating radiator. Twin timber and glazed doors lead through to the

Dining / Sitting Room
12'11" x 12'2" (3.94 x 3.73)
Spacious and filled with light, having a bay window overlooking the courtyard, central heating radiator and coving to ceiling. Staircase leading to the first floor

Kitchen
12'5" x 7'9" (3.80 x 2.37)
Recently renovated kitchen with a range of quality grey high gloss base and wall units, integrated washing machine, dishwasher and fridge freezer, with separate integrated wine cooler. Includes a ceramic extractor hood and electric ceramic hob and built in electric oven. Window to side elevation and door leading to rear courtyard.

First Floor Landing
Access to the loft

Bedroom 1
11'3" x 9'1" (3.43 x 2.78)
Bright and airy room with window to front elevation, central heating radiator

Bedroom 2
12'2" x 10'0" plus recess (3.72 x 3.06 plus recess)
Window to rear aspect with central heating radiator

Bedroom 3
11'3" x 5'10" (3.43 x 1.79)
Window to front elevation with central heating radiator.

Family Bathroom
6'4" x 6'3" (1.94 x 1.93)
With a newly fitted 3 piece suite, panelled bath, shower over bath with glazed screen, modern PVC panelled walls, vinyl flooring and central heating radiator.

External
Property joins the footway to the front and to the rear is a small walled yard


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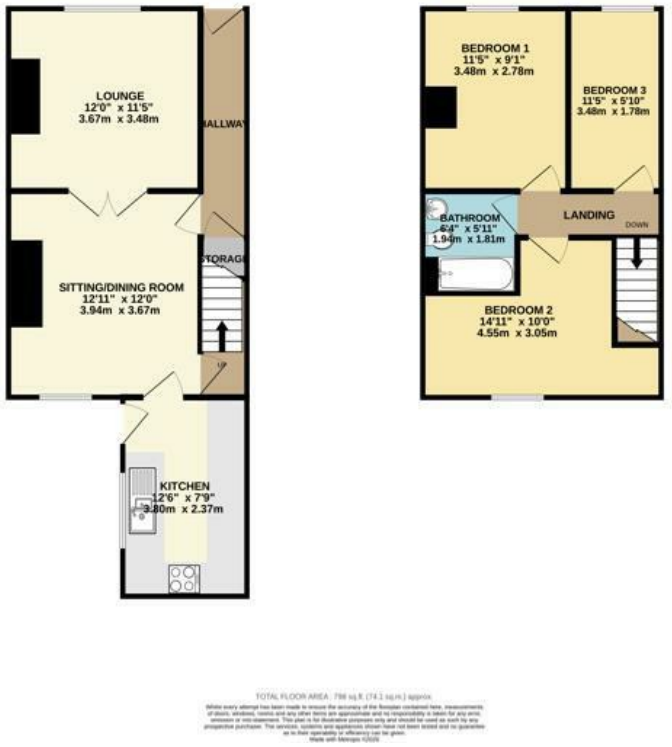

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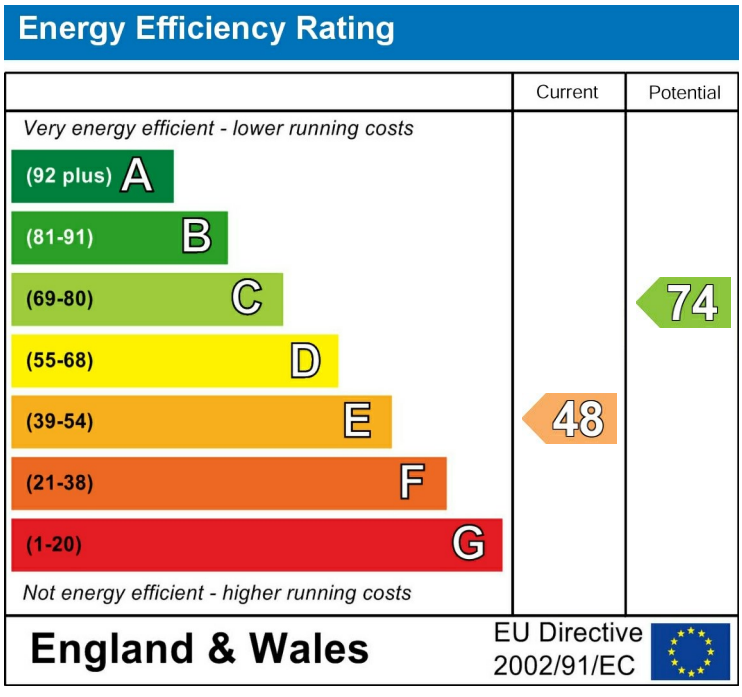




Floor Plan







Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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