



**Pine Tree Avenue, Pontefract WF8 4LS**

**Welcome to**

**Pine Tree Avenue, Pontefract**

\*\*\*GUIDE PRICE £240,000 - £250,000\*\*\* 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 £240,000 - £250,000\*\*\*
- Three Double Bedrooms
- Open Plan Kitchen Diner
- Popular Location
- Driveway and Extended Garage

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

guide price

**£240,000 - £250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON116640 - 0003

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