



**Western Avenue, Pontefract WF8 2ET**

***Welcome to***

**Western Avenue, Pontefract**

Chain-free three bedroom semi-detached in Pontefract with living room, dining room, kitchen, family bathroom, enclosed rear garden with storage outbuilding, and resident parking. Perfect for a first time buyer/buy to let investor.





### **Entrance Hall**

With a UPVC front entrance door with side glass panels, laminate flooring, a timber framed window to the side and a gas central heating radiator with cover.

### **Lounge**

11' 6" x 12' 2" ( 3.51m x 3.71m )

With a UPVC double glazed window to the front aspect, laminate flooring, timber shelf and a gas central heating radiator.

### **Dining Room**

9' 4" x 10' 8" ( 2.84m x 3.25m )

With a window to the rear and laminate flooring.

### **Kitchen**

10' 8" x 9' 5" ( 3.25m x 2.87m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, free standing electric oven and hob, space for free standing fridge freezer, space for washing machine and dryer, tiled splash back, a bowl and half sink and drainer, partly housed boiler, window to the rear and a UPVC side entrance door.

### **Landing**

With access to the loft.

### **Bedroom One**

12' 2" x 10' 2" ( 3.71m x 3.10m )

With a window to the front, built in wardrobes and a gas central heating radiator.

### **Bedroom Two**

11' 7" x 8' 7" ( 3.53m x 2.62m )

With a UPVC double glazed window to the rear, storage cupboard, laminate flooring and a gas central heating radiator.

### **Bedroom Three**

6' 6" x 9' 2" ( 1.98m x 2.79m )

With a window to the front, laminate flooring and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath, vinyl floor covering, part tiled to walls and a window to the rear aspect.

### **Rear Garden**

With a patio seating area, side entrance gate, flagged area, brick built outbuilding, garden shed and a timber fence surround.



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## **Western Avenue, Pontefract**

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Resident Parking
- Fully Enclosed Rear Garden
- Ideal For First Time Buyer/BTL Investor

Tenure: Freehold EPC Rating: G  
Council Tax Band: A

**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119197 - 0002

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