

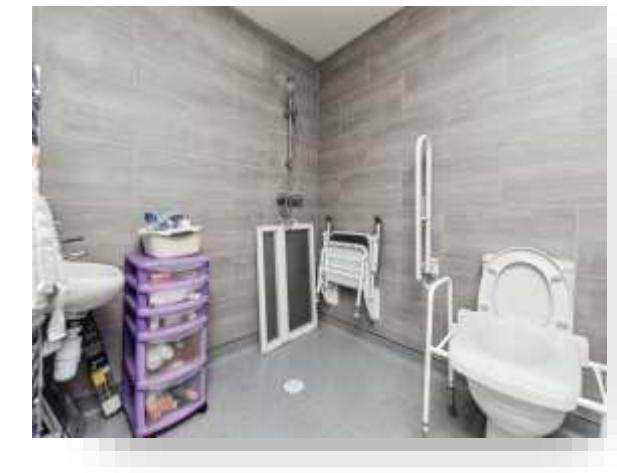
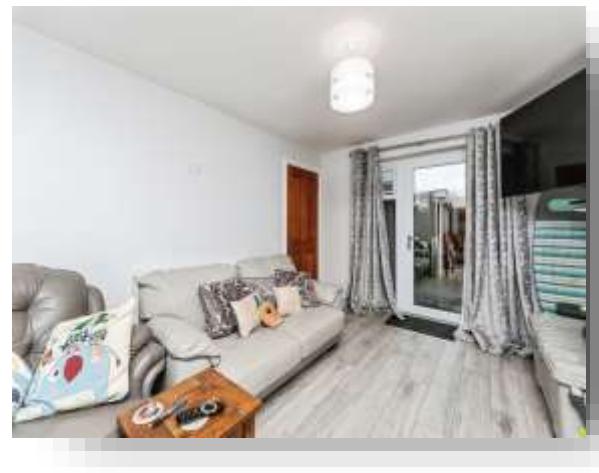
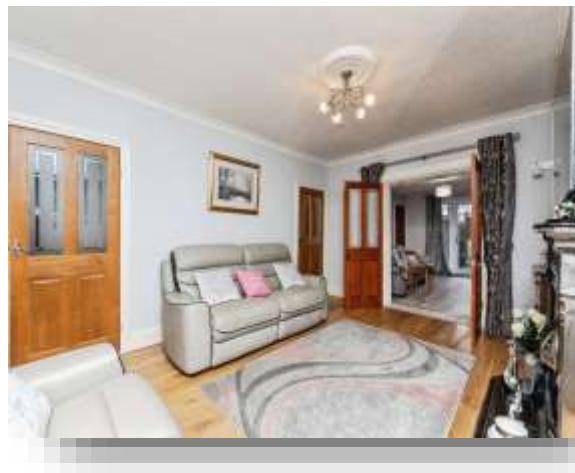


**St. Oswald Avenue, Pontefract WF8 4BA**

Welcome to

## St. Oswald Avenue, Pontefract

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\* A three-bedroom end-terrace in Pontefract featuring a lounge through to dining room, kitchen, utility, ground-floor wet room, first-floor bathroom, front garden with drive and garage, plus enclosed rear gardens with outbuildings.



## **Entrance Hall**

With a door to the front and oak flooring.

## **Laundry Room**

6' 2" x 4' 9" ( 1.88m x 1.45m )

With a door to the side, laminate flooring and space for tumble dryer.

## **Lounge**

16' 2" x 12' 6" ( 4.93m x 3.81m )

With a window to the front, gas fire with surround, oak flooring, double door into the dining room and a gas central heating radiator.

## **Dining Room**

13' 6" x 10' 4" ( 4.11m x 3.15m )

With a double door to the rear, laminate flooring and a gas central heating radiator.

## **Kitchen**

16' 5" x 9' 8" ( 5.00m x 2.95m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for range cooker, extractor hood, ceramic sink, space for fridge freezer, washing machine, dishwasher, oak flooring, gas central heating radiator, window to the front and rear.

## **Wet Room**

With a low level flush WC, wash hand basin, fully tiled walls, shower, towel radiator, spot lights and a window to the rear.

## **Landing**

With a window to the front and access to the loft.

## **Bedroom One**

16' 5" x 8' 8" to wardrobe ( 5.00m x 2.64m to wardrobe )

With a window to the front and rear, fitted wardrobes and a gas central heating radiator.

## **Bedroom Two**

9' 9" x 6' 11" ( 2.97m x 2.11m )

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

## **Bedroom Three**

9' 1" x 7' 11" ( 2.77m x 2.41m )

With a window to the rear 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, fully tiled walls, vinyl flooring, airing cupboard, gas central heating radiator and a window to the rear.

## **Front Garden**

With two block paved driveways with space for multiple cars, both gated, lawn and garage.

## **Rear Garden**

Metal outbuildings used as kennels, a large shed with new locks, paved and a wooden fence surround.

## **Garage**

Prefab concrete garage with a manual door.



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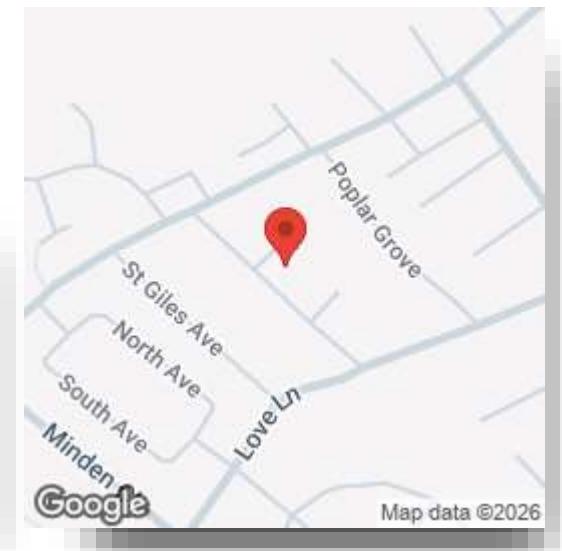
- \*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*
- Three Bedroom End-Terraced Home
- Wet Room and Separate Bathroom
- Driveway and Garage
- Close To Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£220,000 - £230,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON119383 - 0004

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 william h brown



**01977 791406**



Pontefract@williamhbrown.co.uk



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



**williamhbrown.co.uk**