

Fairfield Avenue, Pontefract



£184,950



3



1



2



48

We are delighted to offer this stunningly refurbished property to the market, offering an ideal purchase for first time buyers. Fully fitted with new carpets and flooring throughout, the property benefits from two reception rooms, a recently upgraded stylish kitchen with a number of integrated appliances and newly fitted bathroom. Located within walking distance to Pontefract town centre and with great commuter links by both car and rail.

This property presents an excellent opportunity for those seeking a home with character in a vibrant community. With its blend of traditional features and modern convenience, this end terrace house is ready to welcome its new owners. Don't miss the chance to make this charming residence your own.



- 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

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)

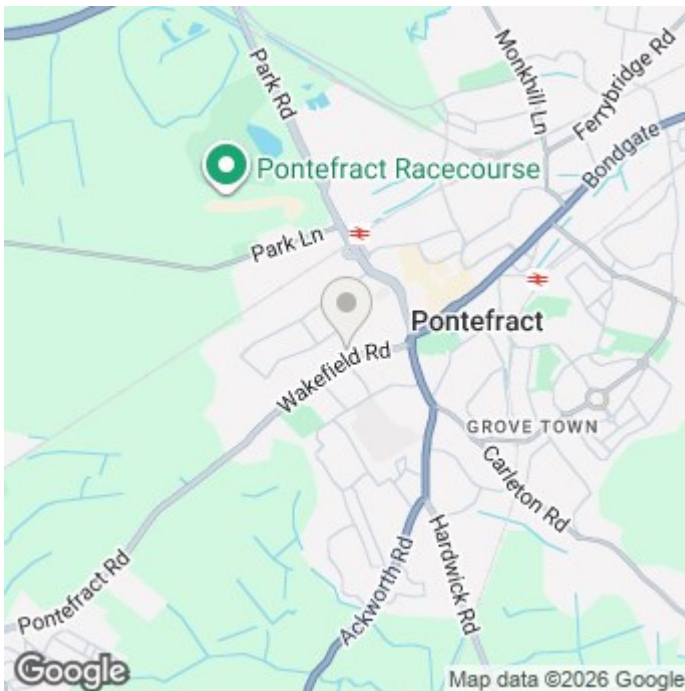
With a newly fitted 3 piece suite, panelled bath, shower over bath with glazed screen, modern PVC panelled walls, vinyl flooring and central heating radiator.

External

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



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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