



Cavendish Avenue, Pontefract WF8 2UU

Welcome to

Cavendish Avenue, Pontefract

Detached home on Cavendish Avenue offering a lounge/diner with dual-fuel log burner, sun room, converted garage utility, 3 bedrooms with en-suite, modern bathroom, double driveway and a south-facing garden perfect for late-evening sun. Ideal location for commuters and families.



Downstairs Wc

Lounge Diner

23' 6" x 11' 3" (7.16m x 3.43m)

Utility Room

16' 9" x 7' 9" (5.11m x 2.36m)

Kitchen

12' 3" x 9' 4" (3.73m x 2.84m)

Sun Room

11' 3" x 11' 3" (3.43m x 3.43m)

Landing

Bedroom One

11' 2" x 11' 6" (3.40m x 3.51m)

Ensuite

Bedroom Two

11' 5" x 9' (3.48m x 2.74m)

Bedroom Three

13' 4" x 7' 4" (4.06m x 2.24m)

Bathroom

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

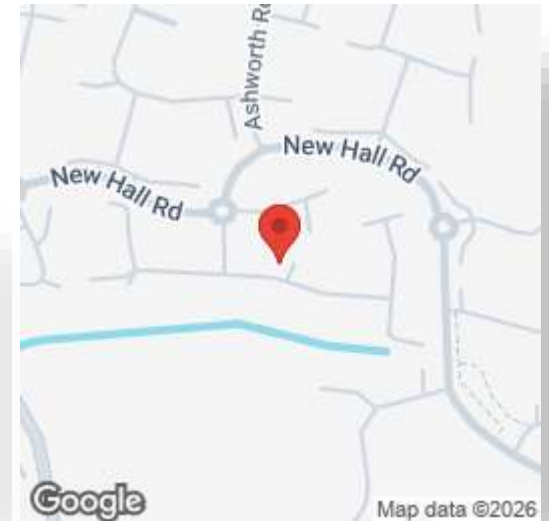
Cavendish Avenue, Pontefract

- Three Bedroom Detached Home
- Well Presented
- Beautiful Sun Room
- Ensuite To Master Bedroom
- Double Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON120088 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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