



Ashleigh Avenue, Pontefract WF8 2AE

Welcome to

Ashleigh Avenue, Pontefract

GUIDE PRICE £180,000 - £190,000 Two-bedroom semi-detached dorma bungalow in Pontefract, featuring lounge, kitchen, dining room with stairs to a second bedroom, ground-floor bedroom, conservatory, front garden with drive, low-maintenance rear garden and garage.



Lounge

16' 10" x 10' 10" (5.13m x 3.30m)

With a bay window to the front, wall lights and a gas central heating radiator.

Dining Room/Study

11' 8" x 8' 5" (3.56m x 2.57m)

With a window to the front, stairs to bedroom 2 and a gas central heating radiator.

Kitchen

9' 2" x 8' 6" (2.79m x 2.59m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, resin bowl and half sink and drainer, two electric ovens, gas hob, extractor hood, tiling to splash back, integrated fridge freezer, spot lights, space for washing machine, vinyl flooring and a window to the side.

Conservatory

15' 8" x 8' 11" (4.78m x 2.72m)

UPVC build, vinyl flooring, a gas central heating radiator and sliding door to the rear garden.

Bedroom One

12' x 11' (3.66m x 3.35m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in electric shower cubicle with screen, panelled walls, laminate flooring, spot lights to the ceiling, towel radiator and a window to the side.

Landing/Bedroom 2

20' 6" x 11' 7" (6.25m x 3.53m)

With a window to the side, gas central heating radiator and eves storage.

Front Graden

A block paved tandem driveway, double wrought iron gates, pebble boarder, access to the garage and a car port.

Rear Garden

An artificial lawn, paved path, metal shed and timber fence surround.

Garage

Pre fab garage with a manual up and over door.

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

Ashleigh Avenue, Pontefract

- ***GUIDE PRICE £180,000 - £190,000***
- Two Double Bedroom Semi-Detached Home
- Lounge and Separate Dining Room
- Driveway and Garage
- Close To Local Amenities

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

guide price

£180,000 - £190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119482 - 0006

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