



**Ashleigh Avenue, Pontefract WF8 2AE**

**Welcome to**

**Ashleigh Avenue, Pontefract**

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\* Two-bedroom semi-detached 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.



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## Welcome to

### Ashleigh Avenue, Pontefract

- \*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*
- 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

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119482 - 0002

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