



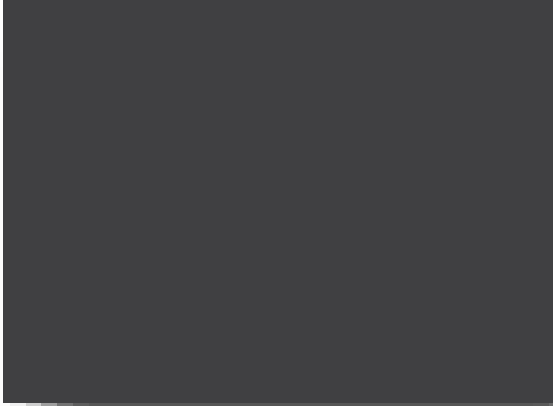
Ashleigh Avenue, PONTEFRAC T WF8 2AE



Welcome to

Ashleigh Avenue, PONTEFRACT

GUIDE PRICE £190,000 - £200,000 A well-presented three-bedroom semi-detached home offering a spacious entrance hall, superb dining kitchen, modern bathroom, and three good-sized bedrooms. Outside features include a low-maintenance front garden, large driveway, detached garage.



Entrance Hall

With a UPVC double glazed front entrance door and a gas central heating radiator.

Living Room

12' 8" x 12' 9" (3.86m x 3.89m)

With a UPVC double glazed window to the front aspect, gas fire with marble surround and matching hearth and a gas central heating radiator.

Dining Kitchen

15' 9" x 9' 9" (4.80m x 2.97m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, sink and drainer, plumbing for dishwasher, integrated washing machine, fridge freezer, shelved storage, laminate flooring, tiled splash back, side entrance door, French doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

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

Bedroom One

13' 1" x 9' 6" (3.99m x 2.90m)

With a window to the front, built in wardrobes and a gas central heating radiator.

Bedroom Two

9' 6" x 9' 3" (2.90m x 2.82m)

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

Bedroom Three

7' x 6' 11" (2.13m x 2.11m)

With a window to the rear, built in wall cupboard and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with electric shower, part tiled to walls, cupboard housing the boiler, gas central heating radiator and a window to the front aspect.

Front Garden

A low maintenance garden to the front, a very large block paved drive leading up to detached garage.

Rear Garden

A paved rear garden with timber fenced surround.

Outbuilding

With power and light.



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Welcome to

Ashleigh Avenue, PONTEFRACT

- ***GUIDE PRICE £190,000 - £200,000***
- Attractive three-bedroom semi-detached home in a popular Pontefract location close to the town centre
- Spacious dining kitchen designed for cooking, dining, and entertaining with ample work tops and storage
- Welcoming entrance hall leading to a warm and inviting ground floor layout
- Three well-proportioned first-floor bedrooms suitable for family living, guests, or a home office

Tenure: Freehold EPC Rating: D

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:
PON119399 - 0002

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