



Ashleigh Avenue, PONTEFRACT 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.



view this property online williamhbrown.co.uk/Property/PON119399



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



view this property online williamhbrown.co.uk/Property/PON119399



Property Ref:
PON119399 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire,
WF8 1AT



williamhbrown.co.uk