



Ashleigh Avenue, Pontefract WF8 2AE

Welcome to

Ashleigh Avenue, Pontefract

Beautifully extended and modern three-bedroom semi-detached home in a popular Pontefract location. Features include a stylish kitchen, contemporary shower room, landscaped rear garden, and a large block-paved driveway with attached garage. Close to local schools, train station, good transport links.



Entrance Hall

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

Lounge

23' 4" x 12' 9" (7.11m x 3.89m)

With a UPVC double glazed window to the front, French doors to the rear, laminate flooring, fire surround with marble hearth and a multi fuel log burner.

Kitchen

17' 3" x 7' 8" (5.26m x 2.34m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over with uplifts, integrated dishwasher, induction hob, electric oven and grill, extractor fan, fridge freezer, shelved pantry, tiled flooring, spot lights to the ceiling, door to the side and a window to the rear.

Landing

With a window to the side and access to the loft which houses the boiler.

Bedroom One

12' 7" x 9' 10" (3.84m x 3.00m)

With a window to the front aspect and a gas central heating radiator.

Bedroom Two

9' 2" x 9' 6" (2.79m x 2.90m)

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

Bedroom Three

7' 2" x 6' 2" (2.18m x 1.88m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over, chrome heated towel rail, fully tiled and a window to the front.

Front Garden

A lawned garden with wrought iron gates, large block paved driveway leading to attached garage and a timber fence surround.

Rear Garden

A very private rear garden, landscaped under cover patio seating area, neatly laid to lawn, privet edging and a brick wall boarder.



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Welcome to

Ashleigh Avenue, Pontefract

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Great Location
- Extremely Well Presented
- Landscaped Rear Garden

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

£230,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119501 - 0002

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