

## 6 Parker Avenue, Pontefract, WF8 2FQ

WITH A GUIDE PRICE OF £210,000 TO £220,000

Situated on Parker Avenue in Pontefract, this delightful terraced house is an ideal choice for first-time buyers seeking a modern and stylish home. Built in 2020, the property boasts a contemporary design and is stunning throughout, offering a fresh and inviting atmosphere.

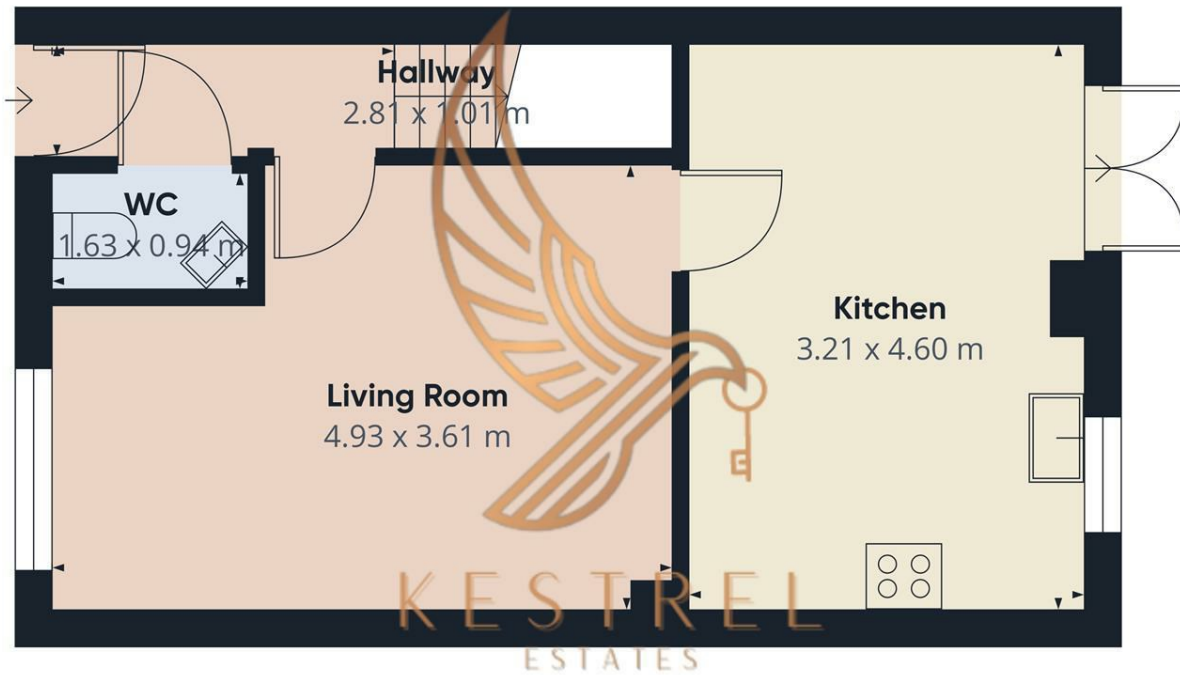
Spanning an impressive 828 square feet, the house features a well-appointed reception room that serves as a perfect space for relaxation and entertaining. With three spacious bedrooms, there is ample room for family, guests, or even a home office, catering to a variety of lifestyle needs. The two bathrooms provide convenience and comfort, ensuring that morning routines run smoothly.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience makes daily life easier, allowing for hassle-free access to your home.

The location in Pontefract is also a significant advantage, offering a blend of community spirit and accessibility to local amenities. Whether you are looking to enjoy the nearby parks, shops, or schools, this area has much to offer.

- DO NOT MISS THIS PROPERTY!
- STUNNING THROUGHOUT
- READY TO MOVE STRAIGHT IN TO
- 3 BEDROOMS
- ENSUITE
- 2 PARKING SPACES
- CLOSE TO TOWN CENTRE

**£210,000**



Approximate total area<sup>®</sup>  
37.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	