



Ashleigh Avenue, Pontefract WF8 2AE

Welcome to

Ashleigh Avenue, Pontefract

This three-bedroom semi-detached home features a modern dining kitchen, a spacious lounge, and an extended sun room overlooking the rear garden. With a contemporary bathroom, ample driveway parking, a detached garage, and well-kept gardens, it sits in a popular area close to amenities, good schools,



Entrance Hall

With a front entrance door and gas central heating radiator.

Lounge

13' 3" x 13' (4.04m x 3.96m)

With a window to the front and two gas central heating radiators.

Dining Kitchen

15' 9" x 9' 5" (4.80m x 2.87m)

A fitted kitchen consisting of wall, base and drawer units with Granite work surfaces over, sink and drainer, electric hob, electric oven, extractor fan, tiled splash back, plumbing for washing machine and dishwasher, space for fridge freezer, tiled flooring, UPVC rear door and UPVC window to the rear.

Sun Room

8' 7" x 7' 10" (2.62m x 2.39m)

With Bifold doors to the rear, tiled flooring, wall mounted radiator and a window to the side.

Landing

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

Bedroom One

12' 6" x 9' 8" (3.81m x 2.95m)

With a UPVC double glazed window to the front and gas central heating radiator.

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m)

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

Bedroom Three

5' 8" x 6' 8" (1.73m x 2.03m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, , tiled bath with shower over and screen, tiled walls, UPVC panelled ceiling, storage cupboard, chrome heated towel rail and a window to the front.

Front Garden

A lawned garden accessed through double gates leading onto a driveway and attached garage.

Rear Garden

A low maintenance rear garden, paved, lawned garden, side door into garage ad a timber fence surround.



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Welcome to

Ashleigh Avenue, Pontefract

- ***GUIDE PRICE £190,000 - £200,000***
- Three Bedroom Semi-Detached Home
- Great Size Kitchen Diner
- Sun Room To The Rear
- Modern House Bathroom

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

guide price

£190,000 - £200,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON118605 - 0002

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