



**Western Avenue
Pontefract, WF8 2HS**

Offers in Excess of £220,000

Gao
GetAnOffer



MAIN FEATURES:

- **Spacious Semi Detached House Benefitting from No Onward Chain**
- **Fitted Kitchen**
- **Good Size Lounge/Diner**
- **Four Bedrooms & Large Shower Room**
- **Car Port**
- **In Need of Some Modernisation**

Located on the ever-popular Western Avenue in Pontefract, this spacious four-bedroom semi-detached home offers an excellent opportunity for families, first-time buyers looking to upsize, or investors. Available with no onward chain, the property provides generous living accommodation and plenty of scope for the new owner to modernise and add value. The ground floor features a fitted kitchen, a spacious lounge diner ideal for family living and entertaining, and a conservatory. Upstairs, there are four well-proportioned bedrooms and a large shower room, providing ample space for growing families. Outside, the property benefits from a useful car port.

Western Avenue enjoys a convenient location close to a range of local amenities, including supermarkets, shops, schools and healthcare facilities. Pontefract town centre is just a short distance away, offering a variety of restaurants, cafés and leisure facilities. Excellent transport links, including nearby train stations and easy access to the A1(M) and M62, make commuting to Leeds, Wakefield, Doncaster and beyond straightforward. With spacious accommodation, a sought-after location and fantastic potential to create a wonderful family home, this property represents an exciting opportunity for buyers seeking a home they can truly make their own. Early viewing is highly recommended.



Approx. Gross Internal Floor Area 1215 sq. ft / 112.95 sq. m (Excluding Carport)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.
For further information contact us:
T: 01903 331031 / 0800 033 7 943
E: info@getanoffer.co.uk

We're Open:
8am – 8pm 7 days a week

www.getanoffer.co.uk
01903 331031
38a Goring Road, Worthing, West Sussex, BN12 4AD
info@getanoffer.co.uk