



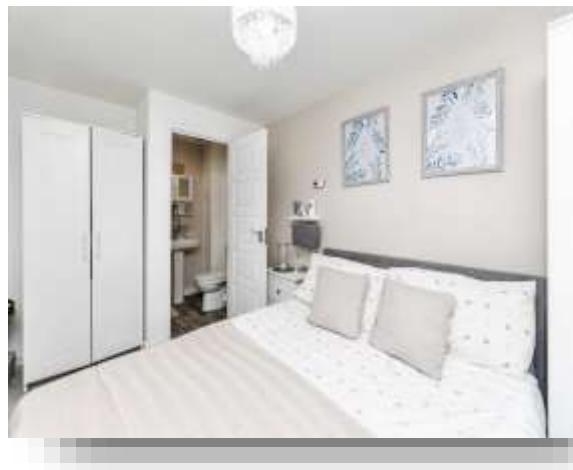
Parker Avenue, Pontefract WF8 2FQ

william
h brown

Welcome to

Parker Avenue, Pontefract

A modern three-bedroom townhouse on a popular Pontefract development, offering a welcoming lounge, spacious dining kitchen, and a well-kept rear garden with decking and a built-in bar — perfect for entertaining. Close to schools and great transport links, it's an ideal first-time buyer home.



Entrance Hall

With a UPVC double glazed composite front entrance door, vinyl flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, extractor fan and a gas central heating radiator.

Living Room

16' 3" x 12' 4" (4.95m x 3.76m)

With a UPVC double glazed window to the front aspect, part boarded walls and a gas central heating radiator.

Dining Kitchen

15' 2" x 10' 6" (4.62m x 3.20m)

A fitted kitchen consisting of a wall, base and drawer unit with work surfaces over, gas hob, electric oven, breakfast bar, integrated fridge freezer, washing machine, extractor fan, glass splash back, cupboard housing the boiler, window to the rear and UPVC French doors to the rear.

Landing

With a gas central heating radiator, storage cupboard, loft hatch with pull down ladder and part boarded.

Bedroom One

8' 5" x 13' 10" (2.57m x 4.22m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in electric shower, tiled in cubicle, vinyl flooring, extractor fan and a gas central heating radiator.

Bedroom Two

10' 3" x 8' 5" (3.12m x 2.57m)

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

Bedroom Three

8' 8" x 6' 6" (2.64m x 1.98m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, part tiled to walls, vinyl flooring, gas central heating radiator and a window to the rear aspect.

Rear Garden

A well enclosed garden neatly laid to lawn, decked seating area, built in bar and a timber fence surround.

Bar

With lighting, electrics and seating.



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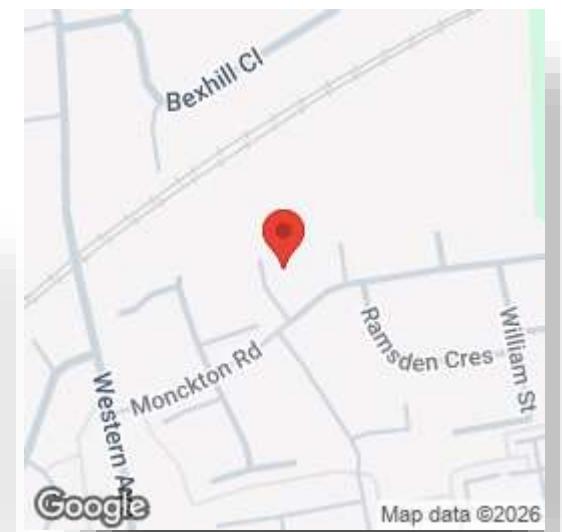
Parker Avenue, Pontefract

- Modern three bedroom townhouse on a popular development
- Welcoming lounge and spacious dining kitchen
- Three well proportioned bedrooms and a contemporary bathroom
- Well established rear garden with decking and built in bar
- Great space for relaxing or entertaining

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£220,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON115969 - 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.

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