



**Parker Avenue, Pontefract WF8 2FQ**



## ***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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## Welcome to

### 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON115969 - 0002

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