



**Oakwell Avenue, Pontefract WF8 4LP**

## ***Welcome to***

### **Oakwell Avenue, Pontefract**

A beautifully modernised detached bungalow offering a spacious lounge, open-plan kitchen diner, three double bedrooms, modern bathroom, front garden with driveway, enclosed rear garden and versatile outbuilding, all set in a popular Pontefract location close to amenities and transport links.



### **Entrance Hall**

With front entrance door, airing cupboard, oak flooring and a gas central heating radiator.

### **Lounge**

17' 1" x 10' 11" ( 5.21m x 3.33m )

With a bay window to the front, brick fire place with log burner, tiled hearth and wooden mantle and solid oak flooring.

### **Kitchen/Diner**

18' 10" x 12' 8" ( 5.74m x 3.86m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, matching splash back, double ceramic sink, space for range cooker, extractor hood, space for fridge freezer, half tiled half vinyl flooring, bifold doors to the rear, spot lights and a window to the side.

### **Bedroom One**

14' 9" x 10' 7" ( 4.50m x 3.23m )

With a window to the side, two doors to the rear and a gas central heating radiator.

### **Bedroom Two**

10' 3" x 9' 11" ( 3.12m x 3.02m )

With a window to the side aspect, oak flooring and a gas central heating radiator.

### **Bedroom Three**

11' 10" x 10' 4" ( 3.61m x 3.15m )

With a window to the front, oak flooring and a window to the front.

### **Shower Room**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, extractor fan, towel radiator, fully tiled walls and flooring.

### **Front Garden**

Gravel driveway.

### **Rear Garden**

A composite decking area, raised gravel bed with trees, lawned garden, side access to garage and fenced surround.

### **Outbuilding**

25' 8" x 9' 4" ( 7.82m x 2.84m )

With a manual door, washing machine and dryer and electric.



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## Welcome to

### Oakwell Avenue, Pontefract

- Three Double Bedroom Detached Bungalow
- Modern Open Plan Kitchen Diner
- Attractive Rear Garden
- Excellent Condition
- Close To Amenities And Transport Links

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

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119574 - 0002

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