

Ashworth Road,Pontefract WF8 2UJ

william
h brown

welcome to

Ashworth Road,Pontefract

NO CHAIN! Immaculately presented four-bedroom detached home on a modern development, featuring two ensuite bedrooms, a spacious conservatory, and beautiful gardens. Benefits include a driveway and a larger-than-average garage.













Entrance Hall
With a UPVC double glazed front entrance door, tiled flooring and a gas central heating radiator.

Wc
With a low level flush WC, wash hand basin, tiled flooring and a gas central heating radiator.

Study
7' 3" x 8' 2" (2.21m x 2.49m)
With a window to the front and a gas central heating radiator.

Lounge
18' 4" x 10' 3" (5.59m x 3.12m)
With sliding patio doors to the rear, fire surround with inset, gas fire, marble hearth and a gas central heating radiator.

Dining Room
11' 5" x 7' 8" (3.48m x 2.34m)
With a window to the rear and a gas central heating radiator.

Kitchen
11' 10" x 7' 8" (3.61m x 2.34m)
A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, double electric oven, extractor fan, integrated fridge freezer, a bowl and half ceramic sink and drainer, tiled splash back, tiled flooring and a window to the front.

Utility Area
7' 9" x 5' 7" (2.36m x 1.70m)
With tiled flooring, side entrance door, wall, base and drawer units, plumbing for washing machine, cupboard housing the boiler and part tiled to walls.

Conservatory
15' 5" x 13' 4" (4.70m x 4.06m)
With a UPVC construction and a side door into the integral garage.

Landing
A storage cupboard and loft access.

Bedroom One
14' 5" x 13' 8" (4.39m x 4.17m)
With a UPVC double glazed window to the front, built in wardrobe and a gas central heating radiator.

Ensuite
a suite consisting of a low level flush WC, wash hand basin, shower cubicle, fully tiled and a window to the front.

Bedroom Two
10' 9" x 9' 9" (3.28m x 2.97m)
With a UPVC double glazed window to the rear and built in wardrobes.

Ensuite
A suite consisting of a low level flush WC, wash hand basin, shower cubicle, fully tiled and a gas central heating radiator.

Bedroom Three
8' 5" x 8' 3" (2.57m x 2.51m)
With a window to the rear, built in wardrobes and a gas central heating radiator.

Bedroom Four
9' 9" x 8' 7" (2.97m x 2.62m)
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, free standing sleeper bath, chrome heated towel rail, fully tiled, gas central heating radiator and a window to the side.

Front Garden
A double driveway leading up to the garage, pebbled and mature planting to the front.

Rear Garden
An enclosed rear garden neatly laid to lawn, pebbled and planting creating the boarder. A timber fence surround, side gate entrance to both sides providing storage for bins.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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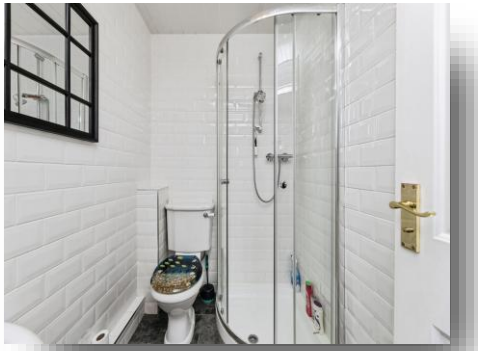
- NO CHAIN!!
- Immaculately Presented
- Large Conservatory
- Beautiful Gardens
- Ensuite To Two Bedrooms

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

£320,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PON119814 - 0005

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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