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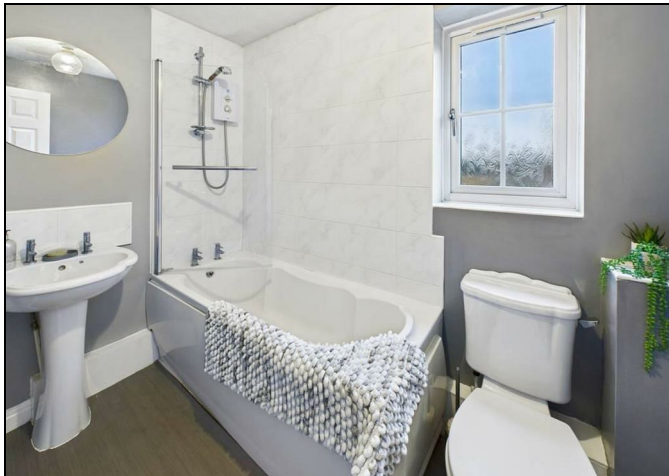
Ashworth Road, Pontefract, WF8 2UL
Offers In Excess Of £325,000

Park Row

The property boasts four generously sized reception rooms, providing ample space for relaxation, entertainment, and family gatherings. Located in the vibrant town of Pontefract, residents will enjoy easy access to local amenities, schools, and parks, making it an ideal choice for families. The surrounding area is known for its friendly community and rich history, providing a welcoming atmosphere for all.

To the ground floor, you will find the office, living room, dining room, conservatory, kitchen, downstairs WC, utility room and the staircase leading to the first floor. To the first floor, the landing gives access to all four bedrooms and family bathroom. There are en suites to two of the bedrooms. The property also benefits from a new boiler, less than a year old and is hive controlled.

Externally, the property enjoys a front garden, mainly laid to lawn with mature shrubs and bushes to the borders and hedging to the boundaries. The garage can also be accessed via the front driveway. To the rear, a stone pathway leads through a timber gate to a delightful garden, also laid to lawn and featuring two paved patio areas—perfect for outdoor seating and entertaining. The rear garden is fully enclosed, offering a good degree of privacy with timber fencing to the perimeter.



Entrance Hallway

With a composite front entrance door, central heating radiator, stairs to the first floor and access to the lounge, kitchen and office.

Lounge

5.69 x 3.10 (18'8" x 10'2")

With a feature fireplace with Adams style surround, marble effect insert and hearth and living flame effect gas fire. Central heating radiators and UPVC double glazed doors leading to the conservatory.



Dining Room

2.59 x 3.40 (8'6" x 11'2")

With laminate wood effect flooring, a gas central heating radiator and UPVC double glazed window to the rear aspect. Double doors lead through to the lounge.



Kitchen

3.61 x 2.39 (11'10" x 7'10")

A modern range of grey wall and base units with complimentary worktops and upstand. With an inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. Four ring induction hob with stainless steel extractor hood over, contemporary glass splashback, built in oven, grill and microwave. Integrated fridge/freezer and dishwasher, spotlights to the ceiling, vinyl wood effect flooring, modern gas central heating radiator and UPVC double glazed window to the front aspect. An archway leads through to the utility room.



Utility Room

1.80 x 2.39 (5'11" x 7'10")

A range of grey full height units housing the gas central heating boiler and automatic washing machine. Access to

the dining room and w/c. External glazed door leading out to the side of the property.

Office

2.39 x 2.21 (7'10" x 7'3")

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



Downstairs W/C

Two piece suite comprising of low flush w/c and pedestal wash basin with chrome taps and tiled splashback. With vinyl wood effect flooring and central heating radiator.

Conservatory

3.20m x 3.99m (10'6" x 13'1")

With laminate wood effect flooring, UPVC double glazed French doors leading out to the rear garden and



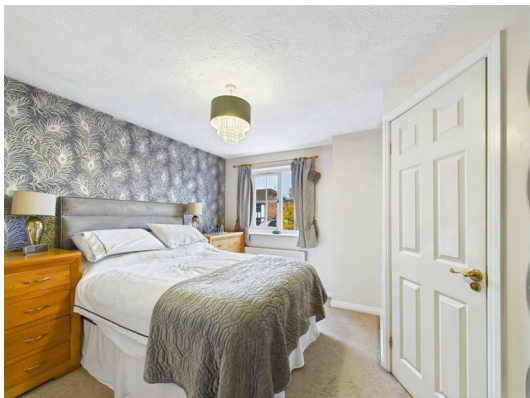
First Floor Landing

With a built in storage cupboard, access to the loft and doors leading to all first floor rooms.

Bedroom One

3.40 x 3.20 (11'1" x 10'5")

With a built in double wardrobe, gas central heating radiator and UPVC double glazed window to the front aspect. Door leading in to the en-suite.



En-suite

With a three piece suite comprising low flush w/c with soft closing lid. handwash basin with chrome mixer tap and a walk-in cubicle with electric shower. With part tiling to the walls, vinyl wood effect flooring and gas central heating radiator and UPVC opaque window to the front aspect.



Bedroom Two

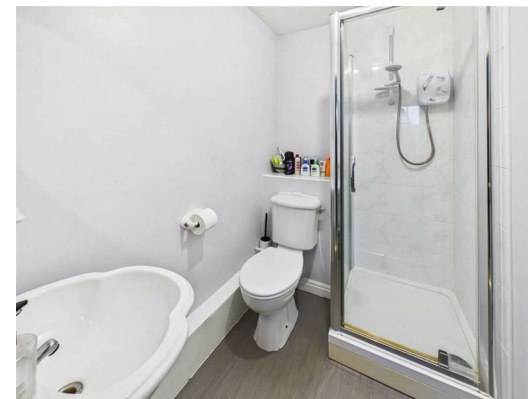
2.59 x 3.30 (8'5" x 10'9")

With a double built in wardrobe, gas central heating radiator and UPVC double glazed window to the rear aspect.



En-suite.

With a three piece suite comprising low flush w/c with soft close lid, handwash basin with chrome mixer tap and a walk in shower cubicle with electric shower. With part tiling to the walls and vinyl wood effect flooring.



Bedroom Three

2.49 x 2.59 (8'2" x 8'5")

With a built in double wardrobe, gas central heating radiator and UPVC double glazed window to the rear aspect.



Bedroom Four

3.00 x 2.11 (9'10" x 6'11")

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

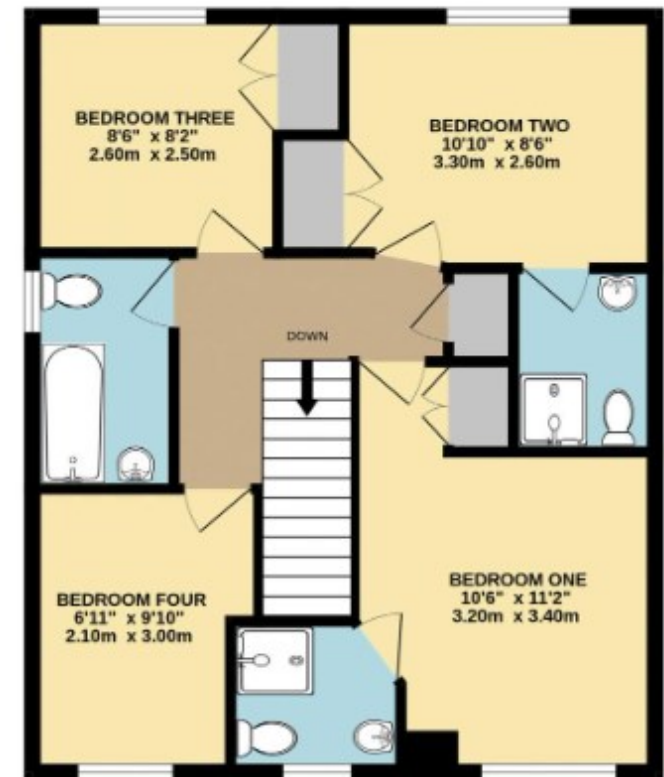
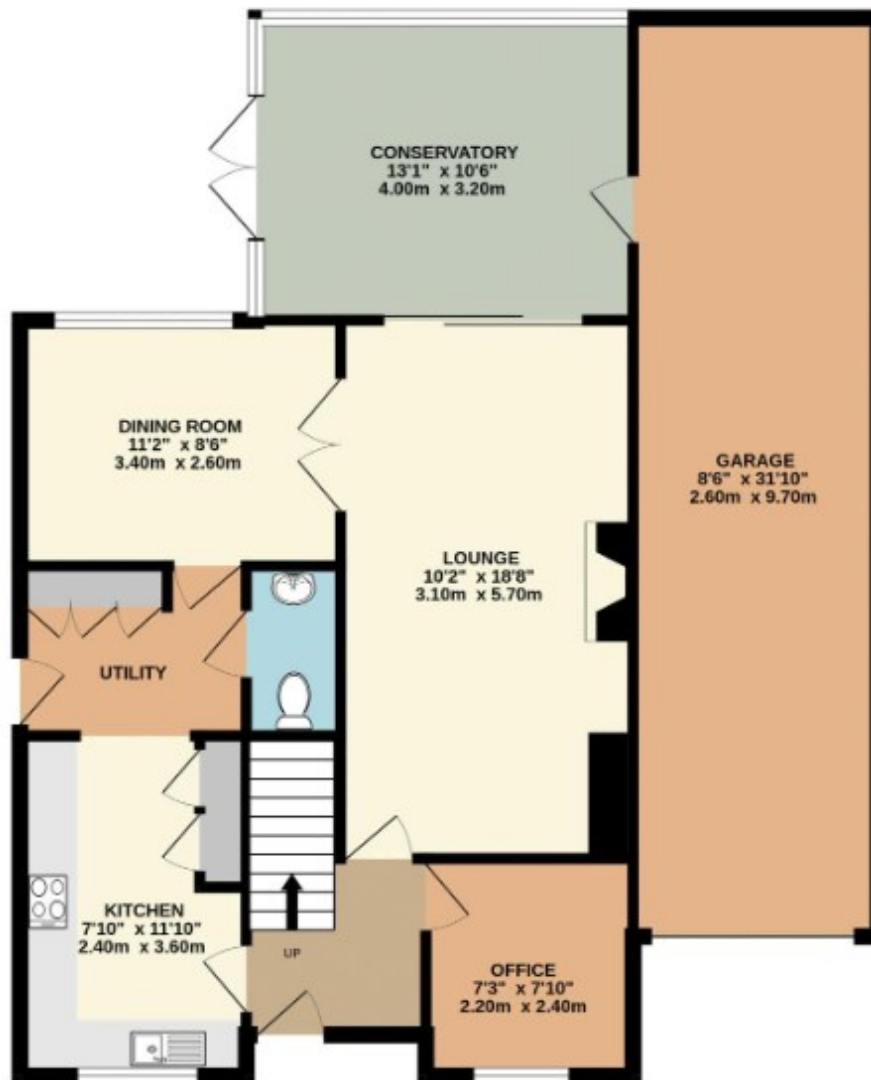


Family Bathroom

2.49 x 1.50 (8'2" x 4'11")

With a white three piece suite comprising of panel bath with chrome taps and hand held electric shower attachment over, pedestal wash basin with chrome taps and tiled splashback and low flush w/c. Tiled splash areas, vinyl wood effect flooring, and central heating radiator. UPVC opaque double glazed window to the side aspect.





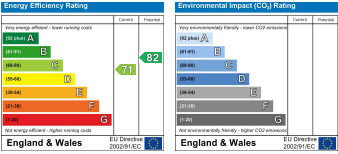
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