



Ashworth Road, Pontefract WF8 2UJ

Welcome to

Ashworth Road, Pontefract

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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Welcome to

Ashworth Road, Pontefract

- Four Bedroom Detached
- 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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Property Ref:
PON119814 - 0004

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