



Westbourne Avenue, Pontefract WF8 4JZ



Welcome to

Westbourne Avenue, Pontefract

****GUIDE PRICE £190,000 - £200,000**** This property with NO ONWARD CHAIN has been renovated throughout and consists of an entrance hall, spacious lounge diner, brand new kitchen, two double bedrooms and one single bedroom, brand new family bathroom, DRIVEWAY for multiple cars, front and rear gardens.



Entrance Hall

With a front entrance door, laminate flooring and a gas central heating radiator.

Kitchen

10' 5" x 7' 5" (3.17m x 2.26m)

A brand new fitted kitchen consisting of panelled walls with wall, base and drawer units with laminate waterfall work surfaces over, electric oven, electric hob, extractor hood, brand new integrated fridge freezer, stainless steel sink and a half and drainer, space for washing machine, laminate flooring, brand new boiler housed in a cupboard, door to the rear and a UPVC double glazed window to the rear aspect.

Lounge/Diner

20' 5" x 11' (6.22m x 3.35m)

With two UPVC double glazed windows to the front and rear aspect, two gas central heating radiators, laminate flooring and electric fire with granite surround.

Landing

With a UPVC double glazed window to the side aspect.

Bedroom One

10' 2" x 9' 11" (3.10m x 3.02m)

With a UPVC double glazed window to the rear aspect, laminate flooring, loft access and a gas central heating radiator.

Bedroom Two

10' 3" + recess x 8' 10" (3.12m + recess x 2.69m)

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

Bedroom Three

8' 9" x 7' 1" (2.67m x 2.16m)

With a UPVC double glazed window to the front aspect, bulk head storage, laminate flooring and a gas central heating radiator.

Bathroom

A brand new suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, fully panelled walls, laminate flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a part lawn, trees and shrubs, aggregate driveway and timber fence surround.

Rear Garden

A lawned garden, patio seating area, wooden shed, fence and hedge surround.



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Welcome to

Westbourne Avenue, Pontefract

- ***GUIDE PRICE £190,000 - £200,000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Driveway For Multiple Cars
- Spacious Throughout

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

£190,000 - £200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119164 - 0005

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