

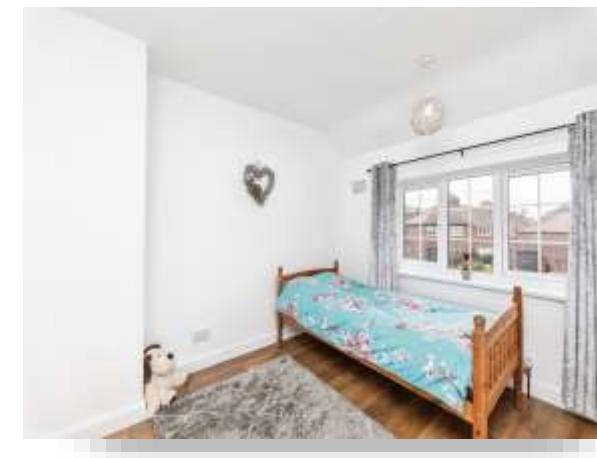


Westbourne Avenue, Pontefract WF8 4JZ

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.



view this property online williamhbrown.co.uk/Property/PON119164



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



view this property online williamhbrown.co.uk/Property/PON119164

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.



Property Ref:
PON119164 - 0005

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACt, West Yorkshire,
WF8 1AT



williamhbrown.co.uk