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40 Ashleigh Avenue, Pontefract, WF8 2AE

Offers In Excess Of £195,000

Property Images



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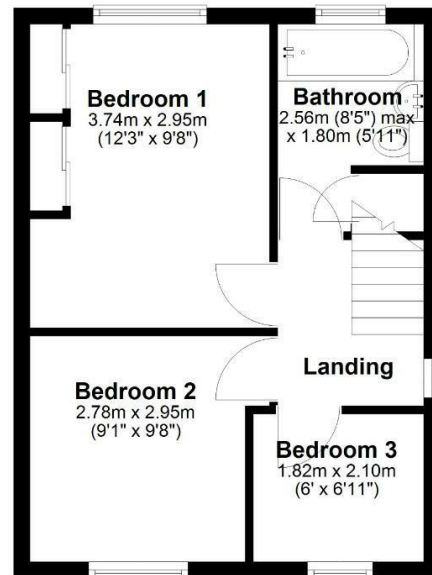
Ground Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.7 sq. feet)



Total area: approx. 64.5 sq. metres (694.3 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

HUNTERS are proud to present to the market this three bedroom property. Situated in the sought after town Pontefract, this property benefits from close proximity to local amenities, transport links, parks and schools, with easy access to Pontefract town. This property also accommodates off street parking facilities for multiple vehicles.

The ground floor briefly comprises of a welcoming entrance hallway, leading through to a spacious living room. The living room benefits from ample seating space, with a large front facing window. Leading through is the kitchen and dining room, fitted with a range of wall and base units, with ample plumbing and space for kitchen appliances. The kitchen dining space also benefits from French doors leading out to the rear garden, allowing easy access. There is also space for a dining table handy for family and friend entertainment.

The first floor of the property benefits from three bedrooms, bedroom one benefits from integrated storage facilities. Bedrooms two and three are further good sized rooms. This floor also benefits from a family bathroom, fitted with a w/c, hand basin and a bath with overhead shower.

External to the property there is a front garden, with stone paved spaces to create a low maintenance space, to the rear of the property there is the rear enclosed garden, fitted with stone paving and plants to create a relaxing space to enjoy the summer months, with a handy garage for further storage.

Call the office to arrange a viewing today!

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Features

• Three bedrooms • Semi detached • Off street parking • Sought after location • Cul de sac location • Close to local amenities • Low maintenance garden • Freehold • EPC rating D • Council tax band B