



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.

storage for bins.

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 border. A timber fence surround, side gate entrance to both sides providing



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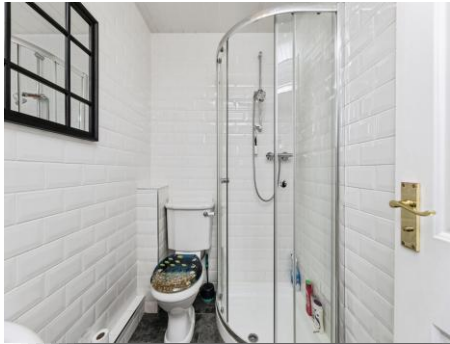
welcome to

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 - 0002

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