



Manor Park Avenue, Pontefract WF8 2PX



welcome to

Manor Park Avenue, Pontefract

GUIDE PRICE £210,000 - £220,000 Three-bedroom semi-detached home offers entrance hall, lounge and kitchen/diner. Three bedrooms and bathroom upstairs, driveway, enclosed rear garden, close to schools and transport links.



Entrance Hall

With a door to the front, laminate flooring, under stairs storage and a gas central heating radiator.

Lounge

13' 11" x 11' 1" (4.24m x 3.38m)

With a window to the front and gas central heating radiator.

Kitchen

9' 6" x 17' 1" (2.90m x 5.21m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated electric oven and hob, stainless steel sink and drainer, space for fridge freezer, washing machine, dryer, extractor hood, gas central heating radiator, laminate flooring, window to the rear and double doors to the rear.

Landing

With a window to the side and loft access.

Bedroom One

12' 11" x 9' + wardrobes (3.94m x 2.74m + wardrobes)

With a window to the front, built in wardrobes and a gas central heating radiator.

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)

With a window to the rear and gas central heating radiator.

Bedroom Three

10' x 6' 6" (3.05m x 1.98m)

With a window to the front and a gas central heating radiator.

Bathroom

With a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, storage cupboard, panelled walls, towel rail, boiler, vinyl flooring and a window to the rear.

Front Garden

Driveway to the front.

Rear Garden

A lawned garden, pergola, decked patio and timber fence surround.

Space

Play/storage/ dining space. with an up and over garage door to the front, window to the rear, rear door and door into the kitchen.



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Manor Park Avenue, Pontefract

- ***GUIDE PRICE £210,000 - £220,000***
- Three Bedroom Semi-Detached House
- Driveway
- Enclosed Rear Garden
- Ideal Family Home

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119801 - 0003

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk