



**Brockadale Avenue, Pontefract WF8 3SG**

**Welcome to**

**Brockadale Avenue, Pontefract**

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*Three-bedroom semi-detached with porch, hall, WC, lounge, conservatory and kitchen diner. Features a wet room upstairs, garage, driveway, EV charger and ample parking. Open-plan front lawn and low-maintenance rear garden with decking.



### **Entrance Porch**

With UPVC construction with doors and windows to either side.

### **Entrance Hall**

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

### **Lounge**

14' 8" x 12' ( 4.47m x 3.66m )

With a window to the front, electric fire with surround and a gas central heating radiator.

### **Kitchen**

15' x 8' 7" ( 4.57m x 2.62m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, induction hob, double electric oven, plumbing for washing machine, space for free standing fridge freezer, vinyl floor covering, wall mounted boiler, UPVC sliding glass door, under stairs storage cupboard and a window to the rear.

### **Wc**

With a low level flush WC, wash hand basin, vinyl flooring and a window to the side.

### **Rear Porch**

With sliding patio doors to the rear.

### **Landing**

With a window to the side, loft hatch, cupboard housing the hot water tank.

### **Bedroom One**

12' 6" x 8' 6" ( 3.81m x 2.59m )

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

### **Bedroom Two**

10' 8" x 8' 6" ( 3.25m x 2.59m )

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

### **Bedroom Three**

7' x 6' 2" ( 2.13m x 1.88m )

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

### **Wet Room**

A suite consisting of a low level flush WC, wash hand basin, electric shower, tiled walls, vinyl floor covering, and a gas central heating radiator.

### **Front Garden**

An open planned lawned garden with a good size driveway to the side providing ample off street parking.

### **Rear Garden**

A low maintenance rear garden, pebbled, access to detached garage, decked seating area and a timber fence surround.



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## Welcome to

### Brockadale Avenue, Pontefract

- \*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*
- Three Bedroom Semi-Detached Home
- Driveway, Garage, EV charger and Ample Off-Street Parking
- Mains Water, Sewage, Electricity and Gas Heating
- Entrance Porch, Hall and Downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£220,000 - £230,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON119882 - 0002

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william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**