



**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.

### **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 boarder. A timber fence surround, side gate entrance to both sides providing storage for bins.



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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 - 0003

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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](http://williamhbrown.co.uk)