



Brockadale Avenue, Pontefract WF8 3SG

Welcome to

Brockadale Avenue, Pontefract

GUIDE PRICE £220,000 - £230,000Three-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.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119882 - 0003

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