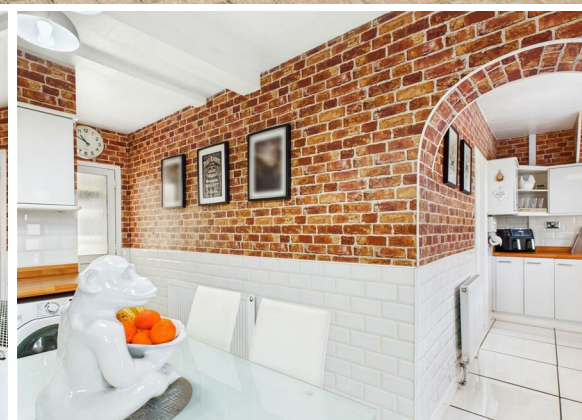




3 Bed
House - Semi-
Detached
located in
Pontefract
£220,000



LOGIC
REAL ESTATE

Harewood Avenue
Pontefract
WF8 2AG



Nestled on the charming Harewood Avenue in Pontefract, this delightful three-bedroom house offers a wonderful opportunity for families and individuals alike. Built in 1955, the property exudes a sense of character and warmth, making it a perfect place to call home.

The spacious layout provides ample room for comfortable living, with three well-proportioned bedrooms that can easily accommodate family members or guests. The house is designed to offer a welcoming atmosphere, ideal for both relaxation and entertaining.

Situated in a friendly neighbourhood, residents will appreciate the convenience of local amenities, schools, and parks within easy reach. Pontefract itself is known for its rich history and vibrant community, providing a perfect backdrop for your new home.

This property presents a fantastic opportunity for those looking to invest in a family home or a rental property in a desirable area. With its classic design and prime location, this house on Harewood Avenue is sure to attract interest. Don't miss the chance to make this charming residence your own.

This beautifully maintained and thoughtfully upgraded three double bedroom property offers an exceptional standard of living, set in a sought-after Pontefract location. Boasting generous front and rear gardens, excellent parking provision, and a spacious garage with plentiful storage, this home is ideal for families and those seeking both comfort and convenience.

Entrance
12'5" x 4'11"

Hallway Access to the dining room. Stairs to the first floor. Composite door.

Dining Room
9'2" x 12'6"

UPVC window to the rear elevation. Gas central heated radiator. Access into the main hallway.

Living room
14'4" x 12'6"

UPVC window to the rear elevation gas central heated radiator fireplace with hearth and surround. Opening into the dining area.

Side Kitchen and Utility
11'1" x 5'10"

Composite front entrance door UPVC window to the front elevation. The main door leads into the kitchen and utility areas. With a range of wall and base kitchen unit units. Plumbing for washing machine space for fridge freezer. Gas central heated radiator. Partly tiled walls tiling to the floor. Rear access door leads to the garden and outside porch. And a downstairs shower room. An archway leads to an additional part of the kitchen.

Kitchen
8'10" x 10'11"

With a range of wall and base kitchen units. UPVC windows to the front elevation. Stainless steel sink drainer and mixer tap. Gas hob and electric oven with extractor hood over. Gas central heated radiator tiling to the walls and floor.

Wet Room
4'9" x 4'2"

UPVC window to the rear elevation, fully tiled walls and a wet room style floor. Electric wall mounted shower chrome heated towel radiator extractor fan.

Porch

Timber stable rear access door. glazed windows. Storage cupboard and walkway through to the garage.

Landing
7'11" x 7'12"

With access to three bedrooms. A storage cupboard and the family bathroom. UPVC window to the front elevation.

Bathroom
5'3" x 7'12"

UPVC window to the side and front elevation. Toilet with a low-level flush. Sink with a mixer tap and vanity unit below decorative wall panels. A freestanding shower cubicle with tiles and electric shower. Chrome heated towel radiator. Extractor fan.

Bedroom One
8' x 10'5"

UPVC window to the rear elevation. Storage cupboard and shelving unit.

Bedroom Two
9'11" x 8'

UPVC window to the rear elevation. Fitted wardrobes with sliding mirrored doors. Additional storage cupboard with sliding door. Gas central heated radiator.

Bedroom Three
12'1" x 10'6"

UPVC double glazed window to the front elevation. Gas central heated radiator built-in storage cupboard.

Loft Room

Velux roof windows spotlights to the ceiling. Wall mounted boiler. Pull down ladder, great for storage or an additional room.

Garage

With double timber opening doors, storage shelves and lighting.

Garden to the rear

To the rear, there is a beautiful landscaped garden with patio pathways leading to storage sheds and workshops. The garden has launched grass and planting areas with mature shrubs for privacy. There are outdoor sockets lighting and CCTV cameras.

Garden to the front

Landscaped with block paved driveway, mature shrubs for privacy pebbled garden and planting areas.

The location is perfect for families, with local parks, highly regarded schools, and Pontefract town centre all within easy reach. Excellent transport links are on the doorstep, including direct train services, convenient motorway access, and regular bus routes.



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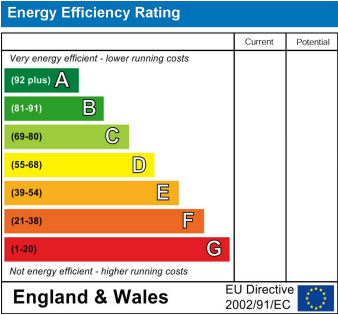
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CONTACT

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