



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
  
Offers Over £125,000





Nevison Avenue  
Pontefract  
WF8 2LT



This delightful semi-detached house offers a perfect blend of comfort and convenience. With its appealing layout and practical amenities, this property is well-suited for those looking to settle in this popular area of Pontefract. The location offers easy access to local shops, schools, and parks, making it an excellent choice for families and professionals alike. This semi-detached house on Nevison Avenue presents a wonderful opportunity to create lasting memories in a welcoming community. Don't miss your chance to make this charming property your new home.

To the ground floor there is the living room, dining room, kitchen and the house bathroom. To the first floor there are three bedrooms.

Externally, to the front, the property is a traditional brick-built semi-detached home, set back from the road with a low-maintenance garden enclosed by low-level boundary walls and established shrubs. A paved pathway leads to the main entrance. Side access to the rear garden is available via a gated pathway. The rear of the property features a private and enclosed garden, designed for ease of maintenance and versatile outdoor use. The garden includes a combination of decked area, offering ideal space for entertaining and family activities. Timber fencing provides privacy, with secure gated access to the side.

Hallway  
2'8" x 3'1"

Access to the living room. Carpeted throughout. Central heated radiator.

Living Room  
11'3" x 11'4"

Feature fireplace with hearth, surround and electric fire. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

Dining Room  
9'5" x 8'7"

Wood effect flooring. Central heated radiator.

Kitchen  
5'10" x 7'2"

Range of high and low kitchen units in shaker style. Oven with four ring hob and extractor hood over. Chrome sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Wood effect flooring. UPVC double glazed window to the rear.

Bathroom  
6'4" x 5'9"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps over. Panel bath with chrome taps and electric shower above. Tiled effect flooring. UPVC double glazed frosted window to the rear elevation.

Main Bedroom  
11'7" x 11'5"

Built in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two  
10'6" x 8'6"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

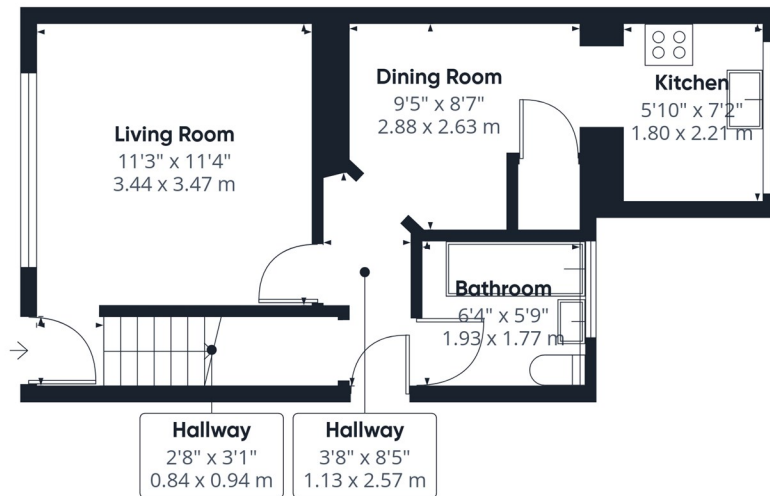
Bedroom Three  
7'7" x 6'1"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear of the property.

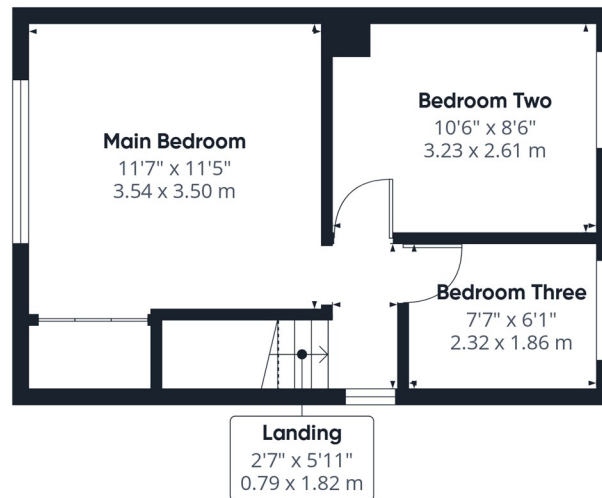
Rear Garden

The rear garden features a blend of decking and low-maintenance artificial grass, providing an ideal outdoor space for play and relaxation. At garden room ideal for entertaining with a sheltered seating area, creates a versatile environment for outdoor living.





Floor 0



Floor 1



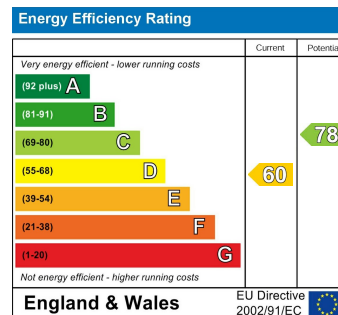
Approximate total area<sup>n</sup>  
657 ft<sup>2</sup>  
61 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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