



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
£210,000



Friarwood Avenue  
Pontefract  
WF8 1AY

#### Lead In

Situated on a modern and sought-after development in Pontefract, this well-presented three bedroom semi-detached property offers spacious accommodation throughout and would suit a variety of buyers, including families and investors alike.

The property benefits from a double driveway providing ample off-street parking, along with an enclosed rear garden ideal for outdoor entertaining and family living. Internally, the home offers well-proportioned rooms throughout and is presented in modern condition with stylish fixtures and fittings.

The accommodation briefly comprises a spacious lounge, contemporary kitchen/dining area, three bedrooms, one with en-suite and a family bathroom.

Currently with a tenant in situ, this property could be an ideal investment opportunity for landlords looking to take over an existing tenancy, whilst also appealing to owner occupiers due to the excellent location and quality of accommodation on offer.

Conveniently positioned close to Pontefract town centre, the property is within walking distance to Valley Gardens and the hospital, whilst also offering excellent commuter links including nearby motorway networks and train stations.

Offered to the market with no onward chain, early viewings are highly recommended to fully appreciate everything this fantastic home has to offer.

#### Hallway

8' x 3'9"

Access to the living room, WC and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

#### WC

5'3" x 2'12"

WC with low level flush. Wash hand basin with chrome mixer tap. Central heated radiator. UPVC double glazed frosted window to the front aspect.

#### Living Room

14'2" x 11'11"

Access to the kitchen diner. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

#### Kitchen Diner

8'9" x 15'4"

Modern range of high and low level kitchen units with integrated appliances including oven, hob and extractor hood over. One and half bowl sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. UPVC double glazed French door leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Landing

5'10" x 3'8"

Access to all three bedrooms and the house bathroom. Carpeted throughout.





#### Bedroom One

9'5" x 9'7"

Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

#### En Suite

6'3" x 5'5"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Central heated towel rail. UPVC double glazed frosted window to the front aspect.

#### Bedroom Two

7'7" x 9'2"

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

#### Bedroom Three

7'7" x 5'11"

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

#### House Bathroom

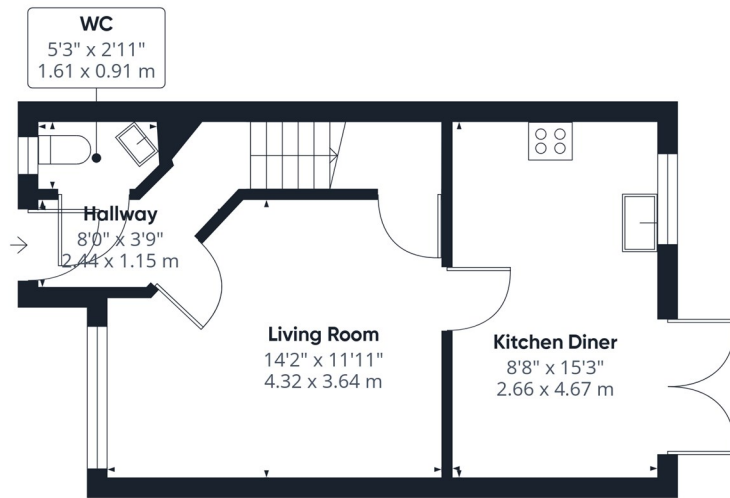
White suite comprising of panel bath with shower screen and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap.

#### External

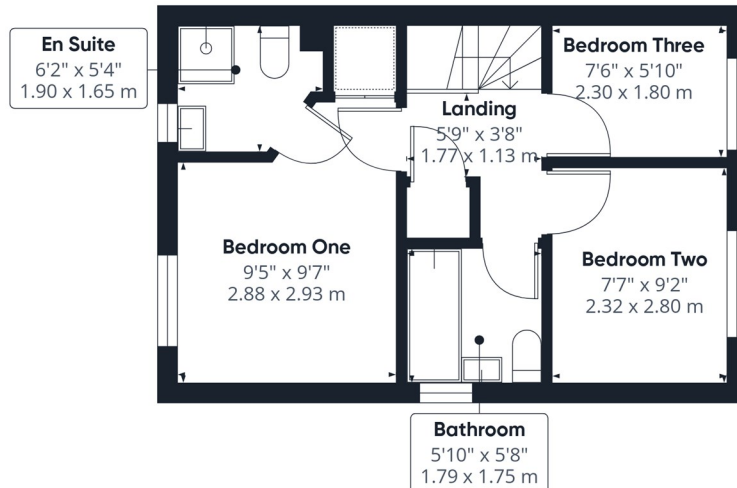
To the front of the property has a double-width driveway providing off-street parking for two vehicles. The property enjoys an attractive modern frontage within a popular residential development, with paved access leading to the entrance door and low-maintenance outdoor space.

Externally to the rear, the property benefits from an enclosed garden incorporating a paved patio seating area and lawned section, ideal for outdoor entertaining and family use. The garden is bordered by fencing providing a good degree of privacy, together with established planted borders and a useful storage shed.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
685 ft<sup>2</sup>  
63.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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