



2 Bed
House - End Terrace
located in
Pontefract

£190,000



LOGIC
REAL ESTATE

Friarwood Avenue
Pontefract
WF8 1AY



Lead In

Situated on the highly regarded Friarwood Avenue, this beautifully presented two-bedroom end-terraced home offers stylish, modern accommodation throughout and is ideal for first-time buyers, professionals, downsizers and investors alike.

Immaculately maintained by the current owners, the property is ready to move straight into and enjoys a thoughtfully designed layout suited to modern living. The accommodation briefly comprises a welcoming entrance hall, convenient downstairs WC, spacious lounge and a contemporary kitchen/dining room, creating the perfect space for everyday family life and entertaining.

To the first floor are two generous double bedrooms and a modern family bathroom, all presented to an exceptional standard with tasteful décor throughout.

Externally, the property boasts a beautifully maintained enclosed rear garden, providing an ideal space to relax and entertain, whilst to the front there is a double driveway offering ample off-street parking.

Friarwood Avenue is an extremely popular location, offering excellent access to Pontefract town centre, Pontefract Hospital, local shops, supermarkets, well-regarded schools, bus routes and nearby railway stations, making it an excellent choice for commuters and those seeking everyday convenience.

Properties presented to this standard are always in high demand. Combining modern, move-in-ready accommodation with a superb location, we expect strong levels of interest and recommend an early viewing to avoid disappointment.

Entrance Hall

8'8" x 3'5"

Access to WC, living room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

WC

4'10" x 2'11"

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

Living Room

15'2" x 9'3"

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

Kitchen Diner

7'12" x 12'7"

A modern range of high and low level kitchen units with integrated oven, hob and extractor hood. One and half bowl sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the rear elevation.

Landing

6'4" x 3'8"

Access to both bedrooms and the house bathroom. Carpeted throughout.



Bedroom One

8'5" x 12'8"

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

Bedroom Two

8'2" x 12'9"

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

Bathroom

6'4" x 5'7"

White suite comprising of panel bath with chrome mixer tap and shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Central heated radiator. UPVC double glazed window to the side aspect.

External

The property is set behind a double-width driveway providing convenient off-street parking for two vehicles. A paved pathway leads to the front entrance, while the property's modern design and well-kept appearance enhance its kerb appeal.

To the rear is a well-maintained, enclosed garden, predominantly laid to lawn and bordered by attractive planted beds, offering a pleasant outdoor space to enjoy throughout the year. A paved patio immediately outside the property provides the ideal setting for outdoor dining and entertaining. Timber fenced boundaries provide privacy, with gated rear access completing this appealing and easy-to-maintain garden.

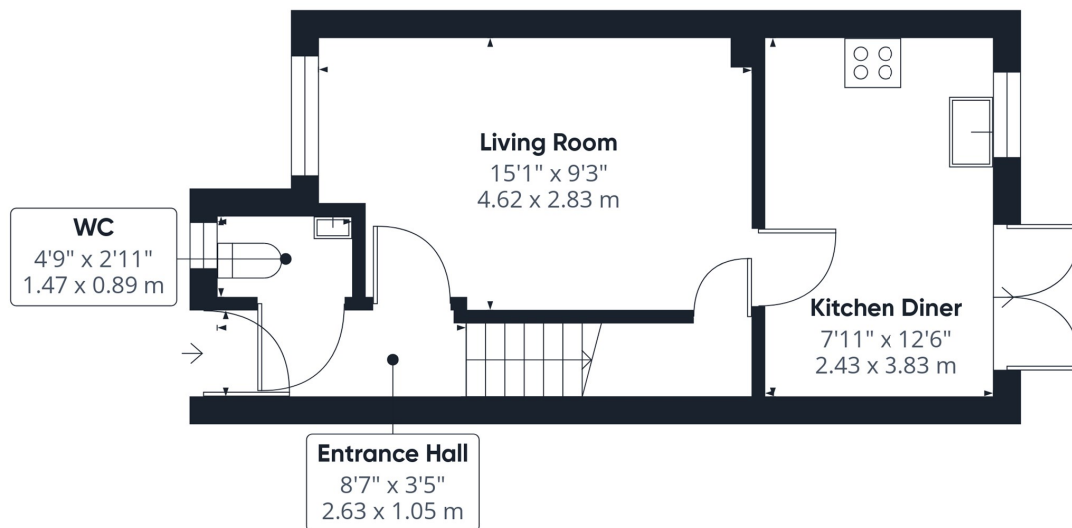


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONTACT

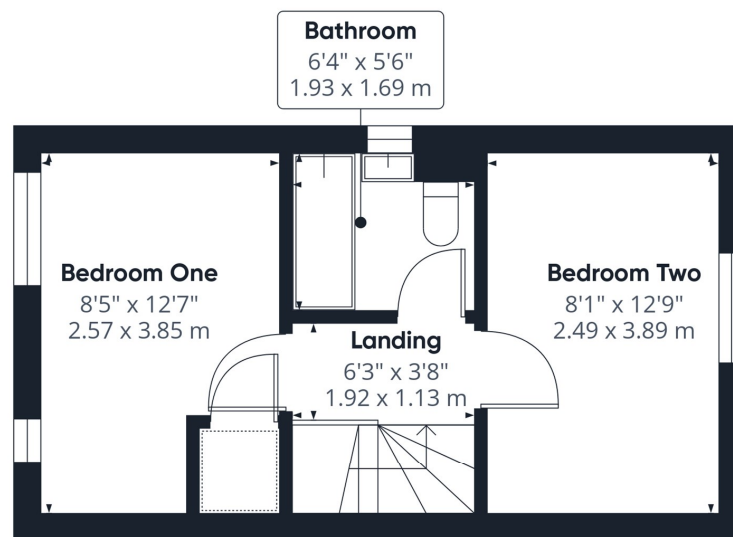
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Floor 0

Approximate total area⁽¹⁾
571 ft²
53.1 m²



Floor 1

(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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