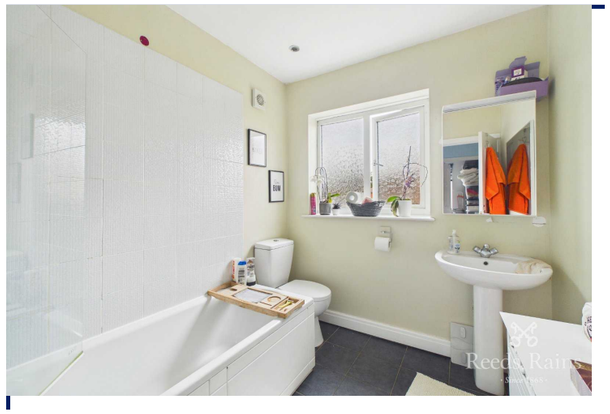
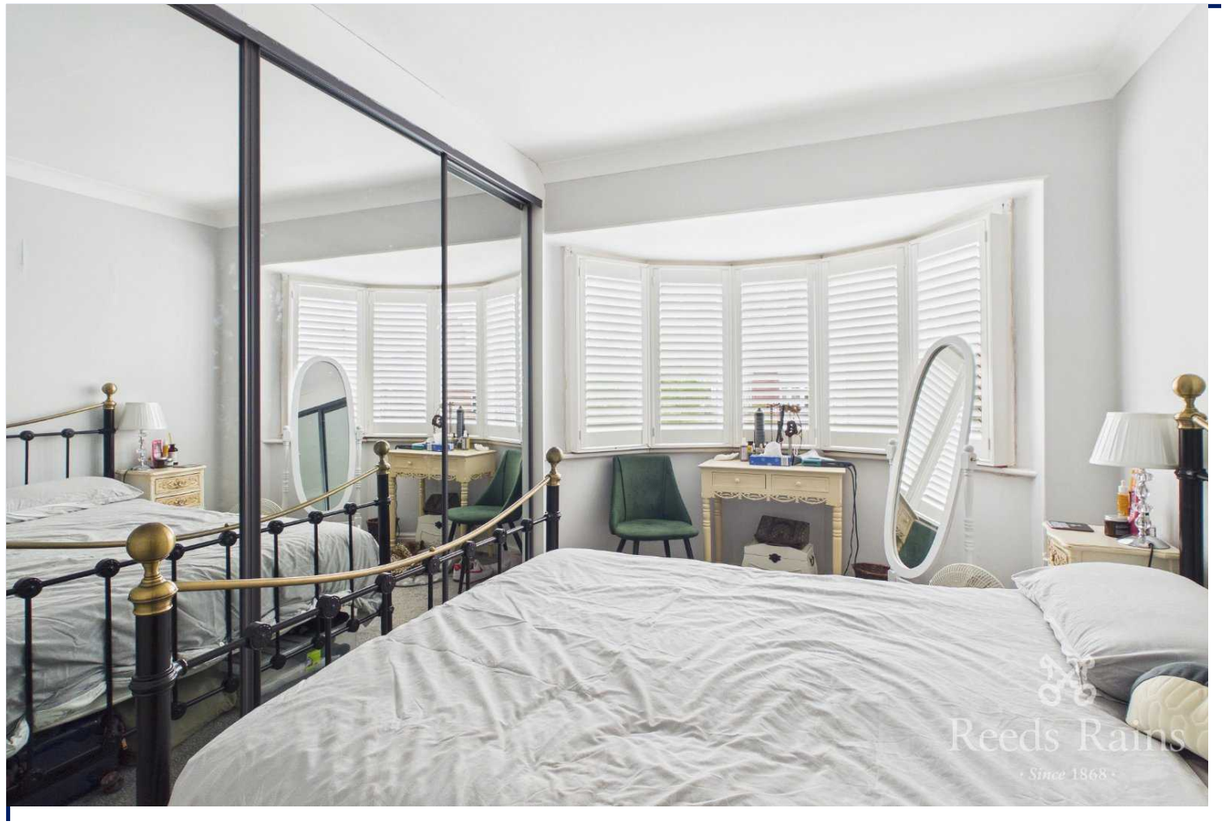


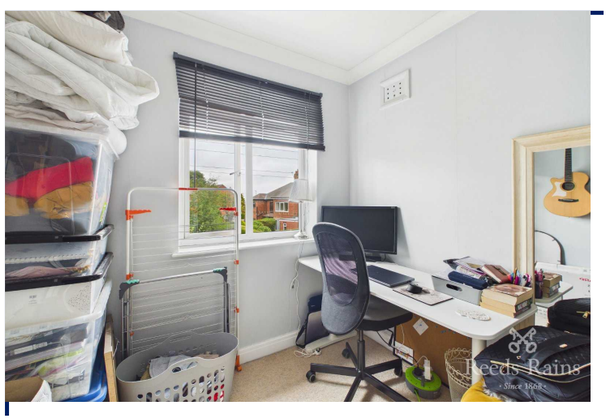














Askam Avenue, Pontefract,
Wakefield, WF8

Asking Price: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Askam Avenue, Pontefract, Wakefield, WF8

Asking Price: £240,000 Freehold

Council Tax Band: B
EPC Rating: C

If you're looking for a spacious family home with a newly fitted bespoke kitchen, this could be the perfect property for you. Ideally situated close to local schools and a range of amenities, this impressive home offers excellent accommodation for modern family living. An opportunity not to be missed!

Ground Floor

Entrance Hall

Living Room
11'9" x 11'8" (3.58m x 3.56m)
The bay window overlooks the front elevation and is complemented by plantation shutters, a feature fireplace with inset gas fire and a radiator.

Dining kitchen
14'4" x 10'10" (4.37m x 3.3m)
The window overlooks the rear elevation with shutters. The bespoke kitchen comprises a range of wall and base units with a sink and drainer, integrated fridge/freezer and dishwasher, electric oven, induction hob and extractor hood. A radiator is also provided.

Kitchen
15'7" x 2.15 (4.75m x 2.15)
The window overlooks the side elevation. The fully fitted kitchen comprises a range of wall and base units, electric oven, gas hob and extractor fan, with plumbing provided for a washing machine. A radiator is also installed, together with a door providing access to the side elevation.

First Floor

Bedroom One
14'8" x 2.57 (4.47m x 2.57)
Window to the front elevation with fitted shutters and radiator.

Bedroom Two
11'7" x 11'8" (3.53m x 3.56m)
Window overlooking the rear elevation, radiator.

Bedroom Three
8'9" x 7'7" (2.67m x 2.3m)
window overlooking the front elevation, radiator.

House Bathroom
Three-piece suite comprising a wash hand basin, low-level WC and bath with shower over. Radiator.

Exterior
To the front of the property is a block-paved driveway providing access to the garage. To the rear is a fully enclosed garden with a feature entertaining area, providing an ideal space for outdoor entertaining and relaxation.

Council Tax
Council Tax B

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk

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