



**Avon Walk, Featherstone Pontefract WF7 6JS**

**welcome to**

**Avon Walk, Featherstone Pontefract**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*

Immaculately presented three-bedroom detached home occupying a generous corner plot with lawned gardens to the front, side and rear. Featuring



Immaculately presented throughout, this stunning three-bedroom detached home occupies a generous corner plot with attractive lawned gardens to the front, side and rear, along with the added benefit of a detached garage. Beautifully maintained and ready to move straight into, the property offers spacious and versatile accommodation ideal for a range of buyers.

The accommodation briefly comprises an inviting entrance hallway, a light and spacious lounge, a modern dining kitchen perfect for both everyday living and entertaining, and a useful utility room with a ground floor W.C. To the first floor are three well-proportioned bedrooms and a family bathroom.

Situated in a popular residential location, the property is conveniently placed for a wide range of local amenities, including shops, schools and leisure facilities. Excellent road and rail links are also close by, making this an ideal choice for commuters.

This truly is a beautiful home and an early viewing is highly recommended to fully appreciate the accommodation, plot size and superb presentation on offer.

## Entrance Hall

## Lounge

12' 4" x 11' 9" ( 3.76m x 3.58m )

## Dining Kitchen

11' 3" x 9' 9" ( 3.43m x 2.97m )

## Utility Room

7' 6" x 6' 7" ( 2.29m x 2.01m )

## Landing

## Bedroom One

10' 6" x 11' 9" ( 3.20m x 3.58m )

## Bedroom Two

11' 7" x 8' 7" ( 3.53m x 2.62m )

## Bedroom Three

7' 3" x 7' 5" ( 2.21m x 2.26m )

## Bathroom

## Agents Note



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## **Avon Walk**

- \*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*
- Beautiful Three Bedroom Deatched Home
- Great Size Corner Plot
- Gardens To Front Side And Rear
- Immaculately Presented

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON120101 - 0004

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