



## Argyll Avenue, Pontefract, WF8

**£170,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

DON'T MISS OUT on this fantastic FAMILY HOME. In an IDEAL LOCATION being close to great schools and plenty of local amenities whilst remaining in a QUIET CUL DE SAC. CALL HOUSESIMPLE NOW.

## Key features:

- Wood flooring
- Fireplace
- Bath tub
- Ground floor toilet/Shower
- extra parking on Blockpaved area
- Enclosed rear garden
- near a good motorway system
- near school & colleges
- near town centre and bus station

## Extra info:

- **Property Age:** 82 years
- **Council Tax:** Band B (£1210.98 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



## THREE BEDROOM SEMI-DETACHED IN FANTASTIC LOCATION. IDEAL FAMILY HOME.

This is a good size family house in a quiet location, close to most amenities HouseSimple is pleased to present this property in Pontefract.

HouseSimple is pleased to present this outstanding property in a quiet cul-de-sac in Pontefract which has been extensively refurbished to an extremely high standard throughout.

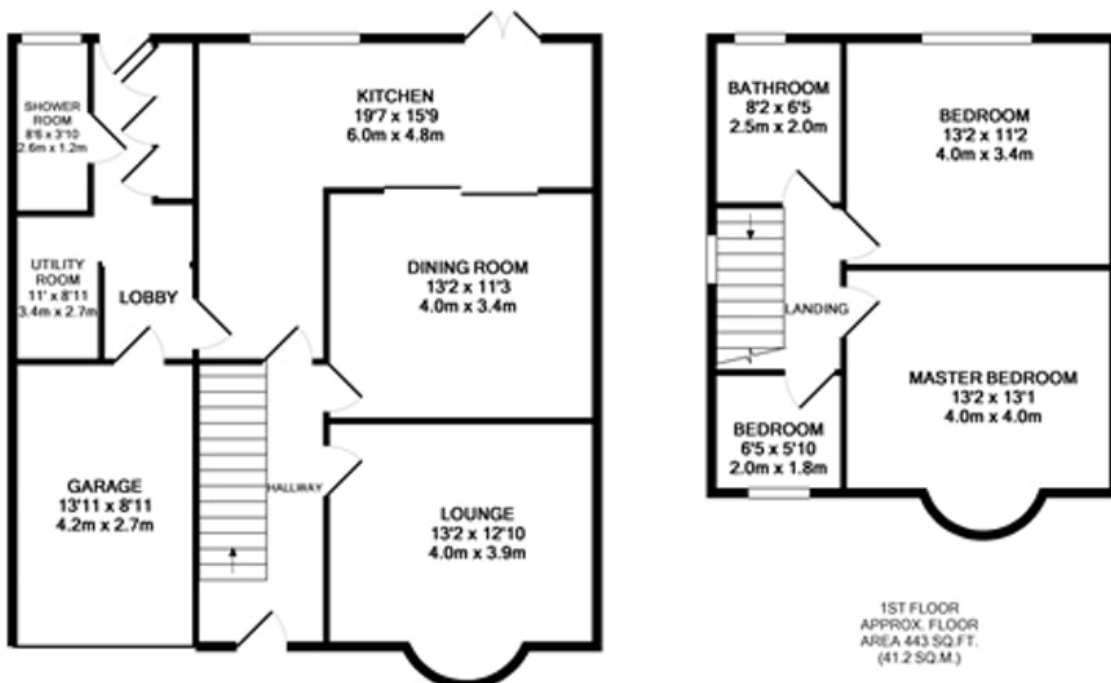
The property is located in a sought after area which allows excellent access to the M62 and A1M motorway network, the Xscape leisure complex, Junction 32 shopping outlet and Pontefract's excellent park and race course. The location also offers excellent access to local schools, town and transport links.

The property is ideally located close to all local amenities, excellent transport links making it ideal for commuters and close to local schools.

Further benefits include extended kitchen, utility, ground floor shower room, fitted bathroom, all new electrics, off street parking and an easy to maintain rear garden with patio area great for outdoor dining.

Contact HouseSimple now to arrange a viewing.

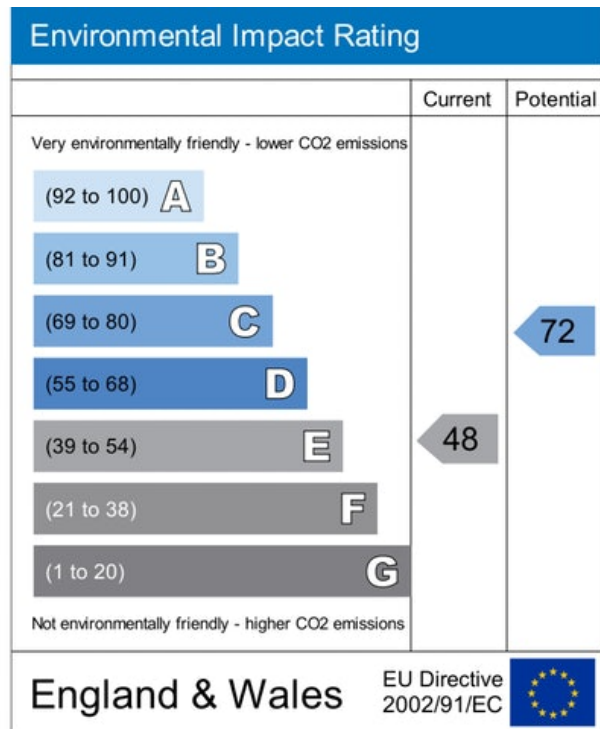
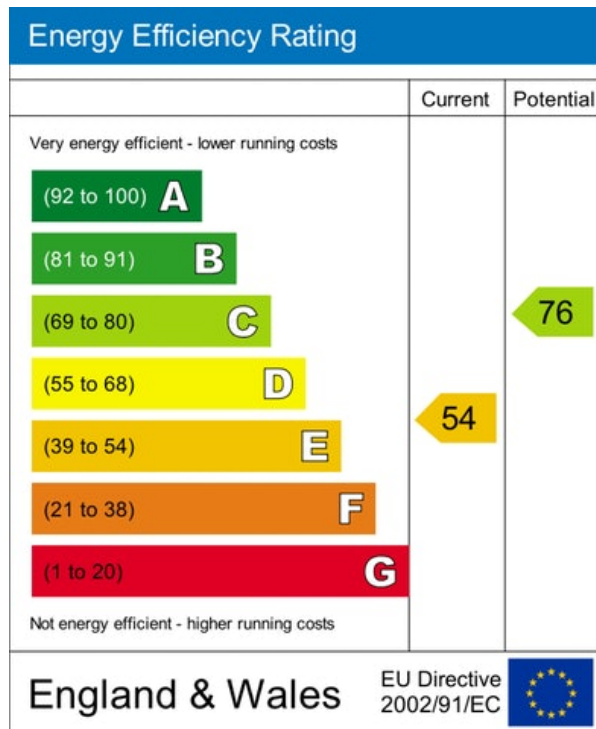
## Floor plan:



TOTAL APPROX. FLOOR AREA 1295 SQ.FT. (120.3 SQ.M.)

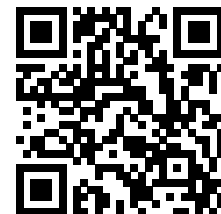
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2019)

### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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