



**Leatham Crescent, Featherstone Pontefract WF7 5DR**



**Welcome to**

**Leatham Crescent, Featherstone Pontefract**

**\*\*GUIDE PRICE £150,000 - £160,000\*\*** For sale with NO ONWARD CHAIN. A three bedroom home that's well presented throughout and ready to move into. Located in Featherstone, on the fringes of Pontefract's bustling market town and close to an array of local amenities, including excellent transport links.



## Summary

Well presented throughout and ready to move into. Having been well maintained throughout and recently refurbished bathroom, this property would suit families or couples alike. The through L shaped lounge provides ample space into the dining room and kitchen with access via a stable door onto the much larger than average rear garden. On the first floor there are three bedrooms and the family bathroom. To the rear of the property there is a large garden, with decking and mature planting beds. Located in Featherstone, on the fringes of Pontefract's bustling market town and close to an array of local amenities, including excellent transport links.

## Entrance Hall

With side entrance door, under stairs storage cupboard, a gas central heating radiator and a UPVC double glazed window to the front aspect.

## Lounge/ Dining Room

20' 8" max x 17' 2" max ( 6.30m max x 5.23m max )  
An L shaped room with a gas fire with surround, two gas central heating radiators and two UPVC double glazed windows to the front and rear aspect.

## Kitchen

12' 6" x 6' 9" ( 3.81m x 2.06m )  
A fitted kitchen consisting of wall and base units with work surfaces over built in oven and microwave, induction hob, space for washing machine, stainless steel bowl and half sink and drainer, stable door to the rear, a gas central heating radiator and two UPVC double glazed windows to the front and rear aspect.

## Bedroom One

13' 7" max x 8' 8" ( 4.14m max x 2.64m )  
With a UPVC double glazed window to the front aspect, fitted wardrobes, built in cupboard/ storage space and a gas central heating radiator.

## Bedroom Two

7' 11" x 11' 8" ( 2.41m x 3.56m )  
With a UPVC double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

## Bedroom Three

8' 6" x 6' 8" ( 2.59m x 2.03m )  
With a UPVC double glazed window to the rear aspect, built in storage cupboard and a gas central heating radiator.

## Bathroom

A suite consisting of a bath, electric shower with shower curtain, extractor fan, wash hand basin, vinyl floor covering, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Separate Wc

With a low level flush WC, wash hand basin, gas central heating radiator and a UPVC double glazed window to the front aspect.

## Rear Garden

With decking area, a path to the rear, planting and a timber fence surround.



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## Welcome to

### Leatham Crescent, Featherstone Pontefract

- \*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*
- Three Bedroom Semi-Detached Home
- Well Maintained Throughout
- Great Size Family Home
- Large Rear Garden

Tenure: Freehold EPC Rating: D

guide price

**£150,000 - £160,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON117075 - 0003

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william h brown



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