



**Westbourne Crescent, PONTEFRAC T WF8 4JU**

**Welcome to**

**Westbourne Crescent, PONTEFRACT**

\*\*\*GUIDE PRICE £280,000 - £290,000\*\*\* A beautiful three bedroom DETACHED family home located on a good size plot with DRIVEWAY for ample off street PARKING and NO ONWARD CHAIN!! SPACIOUS rooms throughout. Fantastic location! Not to be missed!!



## Summary

William H Brown are proud to offer for sale this extremely spacious three bedroom detached family home. The property is perfectly positioned on this very popular residential development in Pontefract been close by to local amenities, and having easy access to the motorway links making it ideal for the commuter. Internally the property has been tastefully decorated throughout. Internally the layout consists of an entrance hall way, access into the integral garage, downstairs WC, lounge, beautiful kitchen/diner, whilst to the first floor there are three bedrooms, a family bathroom and an ensuite to the master bedroom. Externally the property has a fully enclosed easy to maintain garden to the rear and a large driveway to the front providing ample off street parking leading to the integral garage.

## Entrance Hall

With a front entrance door, a UPVC double glazed circular window to the front and cladding with inset spotlights to the ceiling.

## Inner Hallway

Double doors access to under stairs storage and a door to the integral garage.

## Wc

With a low level flush WC, wash hand basin, fully tiled walls, tiled flooring, UPVC cladding to the ceiling and a UPVC double glazed circular window.

## Lounge

23' 9" x 11' 7" ( 7.24m x 3.53m )

With a UPVC double glazed bay window to the front aspect with two further stain glass windows to the side, UPVC French doors to the rear with windows either side, coving to the ceiling, solid wood flooring, wall mounted electric fire with Italian granite surround and two gas central heating radiator.

## Kitchen

8' 11" x 11' 10" ( 2.72m x 3.61m )

A fitted kitchen consisting of wall and base units with laminate work surfaces over, a bowl and half sink and drainer with mixer tap, integrated oven and grill with 4 ring gas hob with chrome cooker hood, built in wine rack, integrated fridge freezer, integrated washing machine, UPVC cladding to the ceiling, spotlights to the ceiling, down lights, built in cupboard, fully tiled walls and flooring, a UPVC double glazed window and door to the rear.

## Landing

With a UPVC double glazed window to the front, providing access to all bedrooms, access to the loft with pull down ladder.

## Bedroom One

11' 1" x 11' 6" ( 3.38m x 3.51m )

With a UPVC double glazed window to the front aspect, built in wardrobes and a gas central heating radiator.

## Ensuite

A suite consisting of low level flush WC, wash hand basin, walk in shower cubicle, shaver socket point, fully tiled walls/flooring, extractor fan, UPVC cladding to the ceiling, inset spot lights to the ceiling, a chrome heated towel rail and a UPVC double glazed window to the side.

## Bedroom Two

9' x 11' 11" ( 2.74m x 3.63m )

With a UPVC double glazed window to the rear aspect, fitted storage cupboard and a gas central heating radiator.

## Bedroom Three

7' 7" x 11' 7" ( 2.31m x 3.53m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, P shaped panelled bath with shower over and glass shower attachment, tiled flooring/walls, inset spot lights to the ceiling, extractor fan, wall mounted hair dryer, chrome heated towel rail and a UPVC double glazed window to the front aspect.

## Rear Garden

Rear Garden is of low maintenance with paved patio seating areas focal brick walls with inset mouldings. Accessed through double gates which leads on to a pebbled double driveway providing off street parking, leading to the integral garage. There are solid brick walls with timber panelled surround fences. The garden has permitted development plans for a 2 storey outbuilding to provide office space or such like; foundation for this is already laid under flags with power cable.

## Garage

With power and lighting, electric door to the front, wall mounted combi boiler and a gas central heating radiator. The garage is partially converted so can become another room.



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## **Westbourne Crescent, PONTEFRACT**

- \*\*\*GUIDE PRICE £280,000 - £290,000\*\*\*
- Three Bedroom Detached Family Home
- NO CHAIN
- Ensuite To Master Bedroom
- Downstairs WC

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

guide price

**£280,000 - £290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117329 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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