



Alden Crescent, Pontefract WF8 4JN

welcome to

Alden Crescent, Pontefract

NO CHAIN! Three bedroom traditional semi-detached, lounge/dining room, down stairs WC, modern shower room. Great location. close by to lots of local amenities!!



Summary

Location, location, location.... On a family friendly cul de sac, this home is offered for sale with no chain. It is close to the highly regarded Kings School in Pontefract and all the local amenities and transport links the town has to offer. Pontefract affords easy access to the Northern motorway network of the A1, M1 and M62 The accommodation briefly comprises of an entrance hall, downstairs WC, lounge, dining room and kitchen on the ground floor with three bedrooms and the modern family shower room on the first floor. Also boasting secure gardens, a substantial driveway and a garage.

Entrance Hall

With a UPVC double glazed front entrance door with side glass panels, under stairs storage, solid oak flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, tiled flooring and a UPVC double glazed window to the side aspect.

Lounge

13' 9" x 12' 2" (4.19m x 3.71m)

With a UPVC double glazed window to the front aspect, solid oak wood flooring, fire surround with a gas fire and a gas central heating radiator.

Dining Room

12' 6" x 13' 2" (3.81m x 4.01m)

With solid oak flooring and UPVC French doors to the rear aspect.

Kitchen

14' 4" x 6' 9" (4.37m x 2.06m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, stainless steel sink and drainer, plumbing for washing machine, electric oven, electric hob, tiled splash back, vinyl floor covering, space for under counter fridge, gas central heating radiator and a UPVC double glazed window to the side aspect.

Landing

With a UPVC double glazed window to the side aspect and access to the loft with a pull down ladder.

Bedroom One

13' 3" x 10' 11" (4.04m x 3.33m)

With a UPVC double glazed window to the rear aspect, built in wardrobes, cupboard housing the boiler and a gas central heating radiator.

Bedroom Two

11' 4" x 10' 5" (3.45m x 3.17m)

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

Bedroom Three

7' 1" x 7' 4" (2.16m x 2.24m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle with electric shower, vinyl floor covering, tiled walls, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

To the front there is a good sized tarmac driveway with a timber fence surround, leading through double gates on to the rear with a further fence surround and a detached garage.

Rear Garden

The rear garden is of low maintenance mainly laid to flag with fenced surround.

Garage

With up and over door and electricity.



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Alden Crescent, Pontefract

- ***GUIDE PRICE £170,000 - £180,000***
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Local Amenities
- Driveway And Garage

Tenure: Freehold EPC Rating: D

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON116472 - 0003

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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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk