



**Millfield Crescent, Pontefract WF8 4LU**

**welcome to**

**Millfield Crescent, Pontefract**

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\* Offered for sale with NO CHAIN. Three bedroom traditional semi-detached. Great location of Pontefract. Close by to Pontefract town centre. Drive, detached garage, front/rear gardens.



## Summary

Offered for sale with no chain is this three bedroom semi-detached which is perfectly located on the south side of Pontefract. Internally the property needs some cosmetic works. The layout comprises of front entrance all way. lounge/diner, whilst to the first floor there are three bedrooms and the house bathroom. Externally there are front and rear gardens a good size drive and detached garage. The property is close by to Pontefract town centre and is close by to the train and bus station being perfect for those looking to commute.

## Entrance Hall

With a UPVC front entrance door, a UPVC double glazed window to the side aspect, wooden flooring and a gas central heating radiator.

## Lounge

19' 11" x 10' 10" ( 6.07m x 3.30m )

With a UPVC double glazed window to the front aspect, gas fire, brick fire surround with tiled hearth and two gas central heating radiator.

## Dining Kitchen

16' 2" x 7' 2" ( 4.93m x 2.18m )

A fitted kitchen consisting of wall and base units with work surfaces over, a sink and half with drainer, electric hob, electric oven, plumbing for washing machine and dishwasher, tiled splash back, tiled flooring, shelved pantry with boiler, a UPVC double glazed window to the door 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.

## Bedroom One

11' 6" x 9' ( 3.51m x 2.74m )

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

## Bedroom Two

10' 11" x 8' 2" ( 3.33m x 2.49m )

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

## Bedroom Three

7' 3" x 6' 4" ( 2.21m x 1.93m )

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, panelled bath with electric shower, vinyl floor covering, part tiled to walls, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Front Garden

Accessed through double gates leading on to a good size driveway with a lawned garden and a timber fence surround.

## Rear Garden

A detached garage, lawned garden, mature trees and planting creating a boarder and patio seating area.

## Garage

Includes power and light.



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## Millfield Crescent, Pontefract

- \*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*
- Three Bedroom Semi- Detached Home
- NO CHAIN
- Local Amenities
- Garage And Driveway

Tenure: Freehold EPC Rating: D

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117028 - 0003

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