



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





**welcome to**

**Leatham Crescent, Featherstone Pontefract**

\*\*\*FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA \*\*\* 30TH JULY 2024\*\*\*9.30 am START\*\*\*CONTACT THE AUCTIONEERS TO REGISTER NOW\*\*\*REDUCED GUIDE PRICE £100,000\*\*\*



### **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.



***view this property online*** [williamhbrown.co.uk/Property/PON117794](http://williamhbrown.co.uk/Property/PON117794)



welcome to

## Leatham Crescent, Featherstone Pontefract

- Three Bedroom Semi-Detached Home
- Well Maintained Throughout
- Great Size Family Home
- Large Rear Garden
- Close To Local Amenities

Tenure: Freehold EPC Rating: D

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON117794](http://williamhbrown.co.uk/Property/PON117794)



Property Ref:  
PON117794 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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](mailto:Pontefract@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**