



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





**Welcome to**

**Leatham Crescent, Featherstone Pontefract**

Sold with NO ONWARD CHAIN. 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.



### **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' 1" x 11' 8" ( 2.16m 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

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Well Maintained Throughout
- Great Size Family Home
- Large Rear Garden

Tenure: Freehold EPC Rating: D

# £150,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON118103 - 0002

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