



Lynwood Crescent, Fitzwilliam Pontefract WF9 5DL

welcome to

Lynwood Crescent, Fitzwilliam Pontefract

Immaculate four-bedroom semi on a spacious corner plot with luxury finishes, oak doors, bespoke shutters, modern kitchen/diner, stylish living room, covered outdoor seating, ample parking, and detached garage—truly a show-home standard property ready to impress.



Entrance Hall

Front entrance door with side glass paneling, tiled flooring and a gas central heating radiator.

Wc

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

Lounge

19' 8" x 11' 8" (5.99m x 3.56m)

With a UPVC double glazed bay window to the front, laminate flooring, French doors with made to measure shutters, focal electric fire place.

Kitchen

9' 6" x 12' 3" (2.90m x 3.73m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, 4 ring gas hob, extractor fan, tiled flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Utility Room

7' 8" x 6' 9" (2.34m x 2.06m)

With a side stable door, plumbing for washing machine, tiled flooring, space for tumble dryer, space for fridge freezer, gas central heating radiator and cover, tiled splash back and a UPVC double glazed window to the side aspect.

Landing

With access to the boarded loft with ladder.

Bedroom One

11' 2" x 12' 2" (3.40m x 3.71m)

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

Bedroom Two

9' 5" x 11' 2" (2.87m x 3.40m)

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

Bedroom Three

7' 10" x 8' 8" (2.39m x 2.64m)

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

Bedroom Four

8' 6" x 6' 7" (2.59m x 2.01m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, fully tiled, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

Garage with electric, accessed through double gates, leads on to a fairly low maintenance garden.

Rear Garden

A stunning rear garden with raid under cover decked seating area, patio seating area and a timber fence surround.



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Lynwood Crescent, Fitzwilliam Pontefract

- Four Bedroom Semi-Detached Home
- Downstairs WC
- Utility Room
- Corner Plot Position
- Garage

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

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119140 - 0002

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