

**Castle Crescent, PONTEFRACT WF8 2FX** 



# welcome to

# **Castle Crescent, PONTEFRACT**

Stunning three-storey, three-bedroom semi-detached home on Castle Crescent. Features spacious kitchen/diner, master suite with ensuite, enclosed garden, and ample parking. Located on a popular modern development—ideal for families. Early viewing highly recommended.













#### **Entrance Hall**

Composite door to the front, gas central heating radiator, and access into the living room.

## **Living Room**

10' 6" x 13' 4" ( 3.20m x 4.06m )

UPVC Double glazed window to the front, and a gas central heating radiator.

## Kitchen/Diner

14' 2" x 9' 4" ( 4.32m x 2.84m )

A modern fully fitted kitchen with a range of wall, base and drawer mounted units with complimentary work surfaces over incorporating integrated fridge freezer, dishwasher, stainless steel sink and drainer, induction hob, electric oven, built in microwave, gas central heating radiator, UPVC double glazed window to the rear, space for dining table, under stairs storage cupboard, spotlights to ceiling and UPVC patio doors leading into the rear garden.

# Landing

Access into bedroom two, bedroom three, and the family bathroom. UPVC double glazed window to the front, two gas central heating radiators and stairs leading to the second floor.

## **Bedroom Two**

11' 10" x 9' 3" ( 3.61m x 2.82m )

UPVC Double glazed window to the rear, built in wardrobes, gas central heating radiator and storage cupboard.

#### **Bedroom Three**

6' 9" x 11' 10" ( 2.06m x 3.61m )

UPVC Double glazed window to the front and a gas central heating radiator.

#### **Bathroom**

A three piece fitted suite comprising of panel bath with shower over, low level flush WC, and wash hand basin. Spotlights to the ceiling, fully tiled, and a chrome heated towel rail.

### **Second Floor**

#### **Bedroom One**

22' 5" x 14' 3" ( 6.83m x 4.34m )

UPVC Double glazed windows to the front & rear, gas central heating radiator, fitted wardrobes and access into the ensuite.

#### Ensuite

A three piece fitted suite comprising of a shower cubicle, low level flush WC, and a wash hand basin. Double glazed skylight to the rear, chrome heated towel rail, and part tiles walls.

#### Exterior

To the side of the property is a driveway providing ample off street parking. To the rear of the property is a fully enclosed garden with patio area, ideal for entertaining.





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- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway

Tenure: Freehold EPC Rating: B

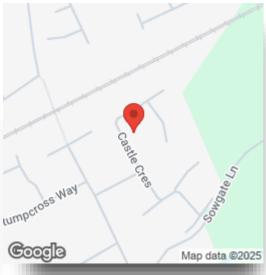
Council Tax Band: C

# £250,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PON119214 - 0002 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.





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