



CROWN

ESTATE AGENTS

Cromwell Crescent, Pontefract



£105,000



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18

18 Cromwell Crescent, Pontefract, WF8 2EG

We are acting in the sale of the above property and have received an offer of £126,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



- CHAIN FREE
- Off street parking
- Open plan loung/diner
- Fully fitted kitchen
- Three good sized bedrooms
- Family shower room
- Private Rear Garden
- EPC Grade G
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Lounge

14'1" x 23'9" (4.31 x 7.26)

A good sized space with a gas fire in heath, a bay window to the rear of the property and French doors to the garden and a gas central heating radiator.

Kitchen

11'5" x 11'5" (3.48 x 3.50)

A fully fitted kitchen consisting of single sink with drainer and mixer tap, undercounter cupboards and wall mounted units, plumbing for a washing machine, fitted gas hob and electric oven. This room also has a door to the garden and a window overlooking the side of the property

Bedroom One

11'6" x 11'10" (3.51 x 3.62)

A good sized room with a window overlooking the rear of the property and a gas central heating radiator.

Bedroom Two

10'8" x 11'1" (3.26 x 3.40)

Another good sized double bedroom with a window over looking the front of the property and a gas central heating radiator.

Bedroom Three

10'5" x 6'11" (3.20 x 2.13)

With a window overlooking the rear of the property and a gas central heating radiator.

Family Bathroom

6'3" x 7'8" (1.91 x 2.34)

A fully fitted bathroom consisting of low flush WC, a wash hand basin and shower cubical, the bathroom also has a frosted window overlooking the side of the property.

Front Garden

A block paved driveway allowing for off street parking for two cars.

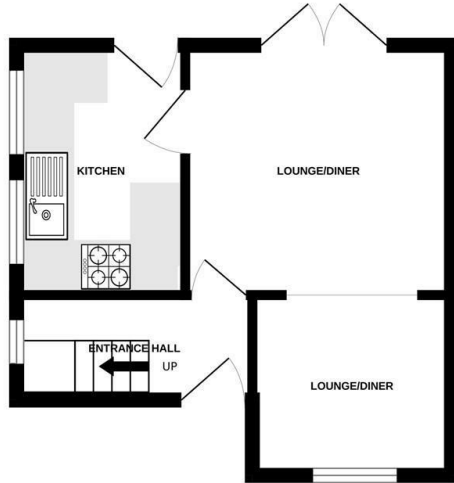
Rear Garden

Consisting mainly of a paved patio area in a fully enclosed private space.

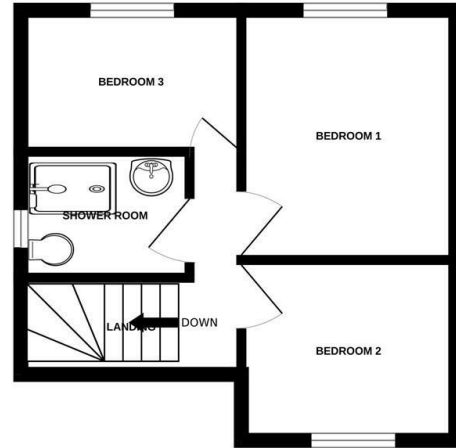


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	18	
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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