



CROWN

ESTATE AGENTS

Wentworth Road, Pontefract



£750 PCM



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****AVAILABLE SOON**** Located on Wentworth Road, Featherstone, this delightful two-bedroom end terrace house is available for rent. Situated in a good location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for those who commute or enjoy the convenience of nearby facilities.



- Spacious Rooms
- Modern Dining Kitchen
- Two First Floor Bedrooms
- Family Bathroom
- Gas Central Heated
- Gardens to the Front, Side and Rear
- Off Street Parking
- EPC Grade C
- 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**

Entrance Hall

With a panelled door and entrance to the first floor.

Lounge

10'5" x 13'10" (3.18 x 4.22)

With a front facing UPVc double glazed window, under stairs cupboard, central heating, radiator.

Kitchen

13'8" x 9'5" (4.17 x 2.87 (4.16 x 2.86))

Single sink drainer, mixer tap, work surfaces, tiled surround. Drawers and cupboards, wall cupboards, fitted units. Wall mounted gas boiler, plumbing for washing machine, built in oven, with gas hob. Radiator, window, door to garden.

Landing

0'0" x 0'0" (0.00 x 0.00)

With access to the loft and a radiator

Bedroom One

13'7" x 16'5" (4.14 x 5.00)

With a front facing UPVc double glazed window, storage cupboard and radiator.

Bedroom Two

6'11" x 13'3" (2.11 x 4.04 (2.12 x 4.05))

Rear facing UPVc double glazed window and radiator.

Family Bathroom

6'6" x 5'6" (1.98 x 1.68)

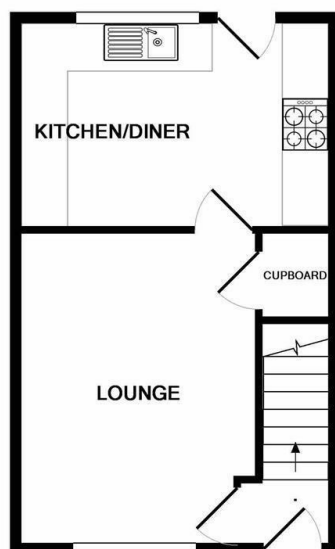
Low flush WC, wash hand basin, panelled bath with shower, extractor fan and UPVC frosted window.

Garden

To the front of the property the garden is laid mainly to lawn with a pebbled area and patio enclosed to rear.



Floor Plan

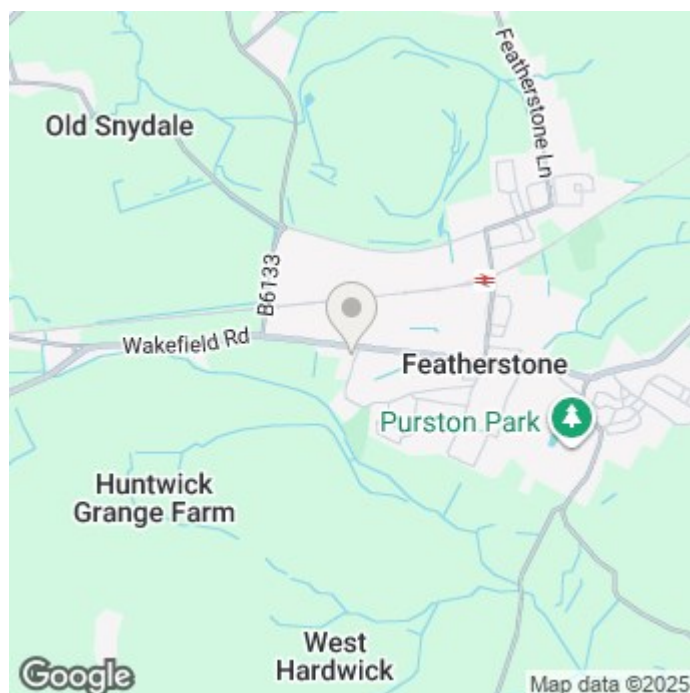


GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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