



**Castle Crescent, Pontefract WF8 2FX**

***Welcome to***

**Castle Crescent, Pontefract**

Offered for sale is this well-presented three bedroom 50% shared ownership town house, ideal for a first-time buyer. Set within a modern development close to local amenities, it benefits from excellent motorway links and easy access to the train station. Ready to move straight into.



### **Entrance Hall**

With a composite front entrance door, cupboard housing the consumer box and a gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin, vinyl floor covering and a gas central heating radiator.

### **Living Room**

13' 11" x 12' 2" ( 4.24m x 3.71m )

With a window to the front and a gas central heating radiator.

### **Dining Kitchen**

15' 6" x 9' 5" ( 4.72m x 2.87m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, vinyl floor covering, gas hob, electric oven, extractor fan, space for free standing fridge freezer, plumbing for a slim line washing machine, storage cupboard, French doors to the rear and a window to the rear.

### **Landing**

With access to the boarded loft with a pull down ladder.

### **Bedroom One**

15' 7" x 11' 3" ( 4.75m x 3.43m )

With two windows to the front and a gas central heating radiator.

### **Bedroom Two**

10' 10" x 8' 8" ( 3.30m x 2.64m )

With a window to the rear and a gas central heating radiator.

### **Bedroom Three**

11' 8" x 6' 7" ( 3.56m x 2.01m )

With a window to the rear and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over and screen attached, part tiled walls and a chrome heated towel rail.

### **Rear Garden**

An enclosed rear garden, neatly laid to lawn and patio seating area.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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# Welcome to

## Castle Crescent, Pontefract

- 50% Shared Ownership
- Modern Dining Kitchen,
- Light And Spacious Lounge
- Down Stairs W/C
- Modern Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 2948.76

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119775 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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