



Westbourne Crescent, Pontefract WF8 4JU

Welcome to

Westbourne Crescent, Pontefract

GUIDE PRICE £200,000 - £210,000 Located on Westbourne Crescent in Pontefract, this three-bedroom semi-detached home features a bright conservatory, private DRIVEWAY, and a spacious GARAGE—offering comfortable living with excellent practicality.



Entrance Hall

A hard wood front entrance door, double glazed window to the side and gas central heating radiator.

Lounge

21' 3" x 11' 2" (6.48m x 3.40m)

With French doors to the rear, fire surround with a wall mounted gas fire and two gas central heating radiators.

Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)

A fitted kitchen consisting of wall, base and drawer units with solid wood work surfaces over, electric hob, electric oven, a bowl and half sink and drainer, tiled splash back, extractor fan, space for washing machine, space for fridge freezer, UPVC double glazed rear entrance door and a UPVC double glazed window to the rear aspect.

Conservatory

8' 3" x 11' 4" (2.51m x 3.45m)

With a UPVC double glazed French doors into the garden.

Landing

With a window to the side aspect.

Bedroom One

10' 4" x 12' 1" (3.15m x 3.68m)

With a UPVC double glazed window to the front aspect, cupboard housing the hot water tank, loft access with a pull down ladder and a gas central heating.

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

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

Bedroom Three

8' 9" x 7' 3" (2.67m x 2.21m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, electric shower over with screen, fully tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

With two sets of double gates leading on to a great size block paved driveway with a timber fence surround.

Rear Garden

Enclosed mainly block paved, pond with waterfall, large garage with electric roller door and a further outbuilding.



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Welcome to

Westbourne Crescent, Pontefract

- ***GUIDE PRICE £200,000 - £210,000***
- Three-bedroom semi-detached home in a desirable residential area
- Bright and spacious conservatory perfect for year-round enjoyment
- Private driveway offering convenient off-street parking
- Large garage providing excellent storage or workshop potential

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£200,000 - £210,00



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118872 - 0006

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