



**Baden Powell Crescent, Pontefract WF8 3QB**



**Welcome to**

**Baden Powell Crescent, Pontefract**

\*\*\*GUIDE PRICE £350,000 - £360,000\*\*\* No Chain beautifully renovated four-bedroom semi-detached home finished to an exceptional standard, featuring top-quality fixtures, neutral decor, and brand-new carpets throughout. Highlights include an outstanding dining kitchen, large drive & integral garage.



### **Entrance Hall**

With a UPVC double glazed front entrance door, vinyl flooring and side glass panels.

### **Wc/Utility**

With a low level flush WC, wash hand basin set in a vanity unit, walls and base units with work surfaces over, sliding door, laminate flooring, extractor fan, chrome heated towel rail, wall mounted combi boiler and a focal circular window to the side.

### **Inner Hall**

A gas central heating radiator.

### **Office**

5' 8" x 8' 7" ( 1.73m x 2.62m )  
A gas central heating radiator.

### **Lounge**

18' 8" x 14' 8" ( 5.69m x 4.47m )  
With a UPVC double glazed window to the front, under stairs storage cupboard, focal exposed brick chimney breast, log burner and an Indian slate hearth and two gas central heating radiators.

### **Dining Kitchen**

27' 5" x 11' 2" ( 8.36m x 3.40m )  
A fitted kitchen consisting of wall, base and drawer unit with work surfaces over, Integrated dishwasher and washing machine, a bowl and half Belfast sink and drainer, electric hob, electric oven, extractor fan, double full size integrated fridge freezer, integrated dishwasher and washing machine, laminate flooring, tiled splash back, gas central heating radiator, 3 sky lights to the rear, French doors to the rear, two windows to the rear and a focal circular window to the side.

### **Landing**

With access to the loft with a pull down ladder.

### **Bedroom One**

16' 10" x 8' 10" ( 5.13m x 2.69m )  
With a window to the front and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over and waterfall shower and screen, tiled in shower, tiled splash back, chrome heated towel rail, spotlights to the ceiling and a window to the rear.

### **Bedroom Two**

12' 8" x 11' 3" ( 3.86m x 3.43m )  
With a window to the front and a gas central heating radiator.

### **Bedroom Three**

12' 4" x 8' 9" ( 3.76m x 2.67m )  
With a window to the rear, storage cupboard and a gas central heating radiator.

### **Bedroom Four**

11' 3" x 6' 3" ( 3.43m x 1.91m )  
With a window to the front 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, fully tiled walls, extractor fan, panelled ceiling, gas central heating radiator and a window to the rear aspect.

### **Front Garden**

Accessed through double gates leading to the resin driveway with composite fencing and bespoke gates.

### **Rear Garden**

A very private rear garden neatly laid to lawn with a patio seating area leading to a breeze block outbuilding with electrics, perfect for an office or gym and a timber fence surround.

### **Internal Garage**

17' 10" x 8' 9" ( 5.44m x 2.67m )  
With an internal door into the hallway, up and over electric door, spot lights to the ceiling, window to the side and a gas central heating radiator.



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## Welcome to

### Baden Powell Crescent, Pontefract

- \*\*\*GUIDE PRICE £350,000 - £360,000\*\*\*
- NO ONWARD CHAIN
- Four Bedroom Semi-Detached Home
- Integral Garage
- Outstanding Interior Set To Show Home Standard

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£350,000 - £360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119584 - 0005

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