



**Westbourne Crescent, PONTEFRACT WF8 4JU**

**Welcome to**

**Westbourne Crescent, PONTEFRACT**

\*\*\*GUIDE PRICE £270,000 - £280,000\*\*\* A beautiful THREE bedroom DETACHED family home located on a good size plot with DRIVEWAY for ample off street parking and NO ONWARD CHAIN!! SPACIOUS rooms throughout. Fantastic location! Not to be missed!!



## **Entrance Hall**

With a front entrance door, a UPVC double glazed circular window to the front and cladding with inset spotlights to the ceiling.

## **Inner Hallway**

Double doors access to under stairs storage and a door to the integral garage.

## **Wc**

With a low level flush WC, wash hand basin, fully tiled walls, tiled flooring, UPVC cladding to the ceiling and a UPVC double glazed circular window.

## **Lounge**

23' 9" x 11' 7" ( 7.24m x 3.53m )

With a UPVC double glazed bay window to the front aspect with two further stain glass windows to the side, UPVC French doors to the rear with windows either side, coving to the ceiling, solid wood flooring, wall mounted electric fire with Italian granite surround and two gas central heating radiator.

## **Kitchen**

8' 11" x 11' 10" ( 2.72m x 3.61m )

A fitted kitchen consisting of wall and base units with laminate work surfaces over, a bowl and half sink and drainer with mixer tap, integrated oven and grill with 4 ring gas hob with chrome cooker hood, built in wine rack, integrated fridge freezer, integrated washing machine, UPVC cladding to the ceiling, spotlights to the ceiling, down lights, built in cupboard, fully tiled walls and flooring, a UPVC double glazed window and door to the rear.

## **Landing**

With a UPVC double glazed window to the front, providing access to all bedrooms, access to the loft with pull down ladder.

## **Bedroom One**

11' 1" x 11' 6" ( 3.38m x 3.51m )

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

## **Ensuite**

A suite consisting of low level flush WC, wash hand basin, walk in shower cubicle, shaver socket point, fully tiled walls/flooring, extractor fan, UPVC cladding to the ceiling, inset spot lights to the ceiling, a chrome heated towel rail and a UPVC double glazed window to the side.

## **Bedroom Two**

9' x 11' 11" ( 2.74m x 3.63m )

With a UPVC double glazed window to the rear aspect, fitted storage cupboard and a gas central heating radiator.

## **Bedroom Three**

7' 7" x 11' 7" ( 2.31m x 3.53m )

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

## **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, P shaped panelled bath with shower over and glass shower attachment, tiled flooring/walls, inset spot lights to the ceiling, extractor fan, wall mounted hair dryer, chrome heated towel rail and a UPVC double glazed window to the front aspect.

## **Rear Garden**

Rear Garden is of low maintenance with paved patio seating areas focal brick walls with inset mouldings. Accessed through double gates which leads on to a pebbled double driveway providing off street parking, leading to the integral garage. There are solid brick walls with timber panelled surround fences. The garden has permitted development plans for a 2 storey outbuilding to provide office space or such like; foundation for this is already laid under flags with power cable.

## **Garage**

With power and lighting, electric door to the front, wall mounted combi boiler and a gas central heating radiator. The garage is partially converted so can become another room.



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Welcome to

## Westbourne Crescent, PONTEFRACT

- \*\*\*GUIDE PRICE £270,000 - £280,000\*\*\*
- Three Bedroom Detached Family Home
- NO CHAIN
- Ensuite To Master Bedroom
- Downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£270,000 - £280,000**



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Property Ref:  
PON117329 - 0016

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Please note the marker reflects the postcode not the actual property

 **william h brown** Incorporating **Porter Glenny**



**01977 791406**



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire,  
WF8 1AT



**williamhbrown.co.uk**