

3 Bed

House - Semi-Detached

located in Pontefract

Offers Over £240,000







enfields

Castle Crescent

Pontefract

WF8 2FX









Lead In
Situated within the highly sought-after Stumpcross development in Pontefract, this beautifully presented modern three-storey semi-detached home enjoys an attractive position with open views to the front and offers spacious, versatile accommodation throughout. Built by Taylor Wimpey, the property is presented in true turnkey condition and is ideal for buyers simply looking to unpack and move straight in.

Designed with modern family living in mind, the accommodation is arranged over three floors, providing generous room sizes throughout. The ground floor comprises a welcoming entrance hall, a stylish kitchen diner, a spacious lounge overlooking the rear garden, and a convenient utility/WC.

To the upper floors are three well-proportioned bedrooms, with the impressive principal bedroom occupying the entire top floor. This superb bedroom benefits from fitted storage and a private en-suite shower room, creating a peaceful retreat away from the rest of the home. The remaining bedrooms are both generously sized and are served by a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for entertaining, relaxing or family life, while to the front is a double-width driveway providing ample off-street parking.

Perfectly positioned for commuters and families alike, the property enjoys excellent access to Pontefract town centre, local shops, highly regarded schools, motorway networks and everyday amenities. Pontefract Monkhill railway station is also within easy reach, offering convenient transport links to surrounding towns and cities.

Homes of this quality within the ever-popular Stumpcross development rarely remain on the market for long. Offering spacious accommodation, modern living and an excellent location, this fantastic home is sure to attract strong interest. Early viewing is highly recommended.

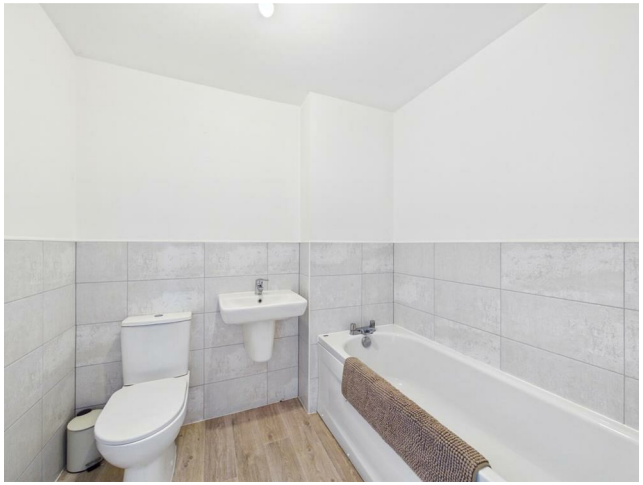
Entrance Hall
7'3" x 5'7"
Access to the living room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room
13'7" x 10'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

WC
5'7" x 6'10"
Option to reconnect plumbing for washing machine. WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator.

Kitchen Diner
8'11" x 13'11"
A modern range of high and low level kitchen base units with integrated appliances including oven, hob, extractor hood and fridge/freezer. One and half bowl sink with drainer and chrome mixer tap. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.







First Floor

Landing
14'1" x 3'7"
Access to two bedrooms, the house bathroom and the hallway leading to the second floor. Carpeted throughout. Central heated radiator.

Bedroom Two
9'2" x 13'11"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
11'8" x 6'10"
carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
7'1" x 6'7"
White suite comprising of panel bath with chrome tap. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Wood effect flooring. Central heated radiator.

Hallway
4'9" x 6'8"
Access to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Second Floor



Castle Crescent, Pontefract, WF8 2FX

Bedroom One
21'8" x 8'9"
Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation. UPVC double glazed skylight to the rear aspect.

En Suite
7'5" x 4'8"
White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed skylight to the rear aspect.

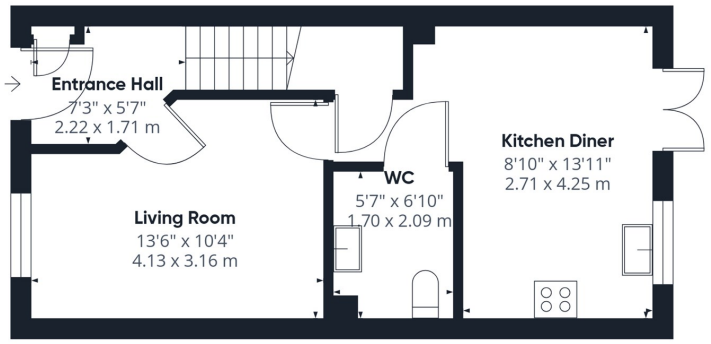
External
Set back from the road behind a spacious double driveway providing ample off-road parking, this attractive three-bedroom semi-detached home enjoys excellent kerb appeal with its modern brick elevations and neatly landscaped frontage.

The enclosed rear garden is predominantly laid to lawn with a patio seating area, creating an excellent space for outdoor entertaining and family living. Enclosed by timber fencing for privacy and security, the garden enjoys a pleasant open outlook to the rear and benefits from gated side access, making it both practical and appealing for modern family lifestyles.

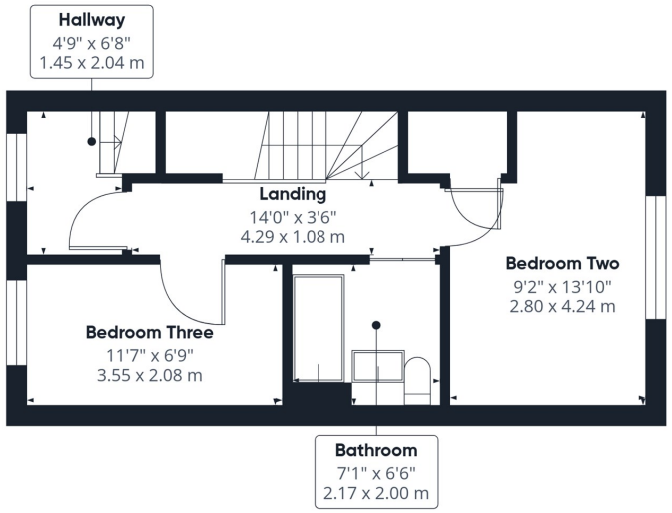




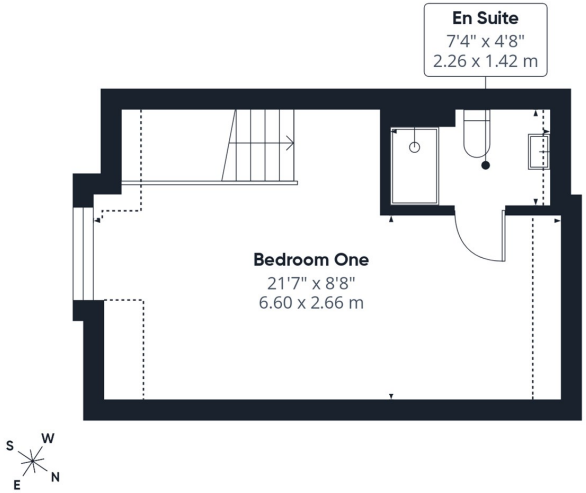




Floor 0



Floor 1



Floor 2

Approximate total area(1)

979 ft²

90.9 m²

Reduced headroom

25 ft²

2.3 m²

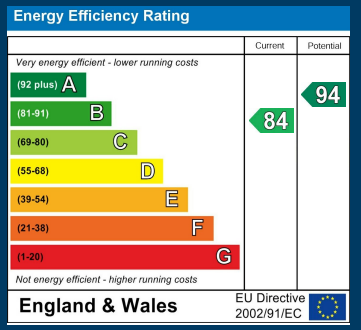
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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