



CROWN

ESTATE AGENTS

Huntwick Crescent, Pontefract



£98,000



3



2



1



64

Huntwick Crescent, Featherstone, this semi-detached house presents an excellent opportunity for families seeking the opportunity to purchase a fantastic property with great potential in a desirable area. The property has fabulous sized rooms and layout, making it an ideal choice for those looking to personalise their living space. The enclosed gardens offer a safe and private area for children to play or for adults to enjoy outdoor gatherings. Conveniently located near local parks and village amenities, ensuring that everything you need is just a short stroll away.



- Great Potential
- Refurb Property
- Family Home
- Good Sized Lounge
- Great Sized Kitchen
- Useful cupboard and Utility rooms
- Three Bedrooms
- Bathroom with Separate Toilet
- EPC Grade D
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Front Elevation

Situated in a cul-de-sac in a corner position is this property ready for a new lease of life. Welcome to this semi-detached property with potential to become a wonderful family home.

Entrance Hall

The entrance hall has access to the stairs leading to the 1st floor. With laminate flooring and a single radiator.

Lounge

12'8" x 12'9" (3.88 x 3.90)

Facing the front of the property, the large open lounge has a picture window letting in lots of natural light. With a central heating thermostat and is looking out to the front of the property.

Kitchen

7'4" x 16'10" (2.25 x 5.15)

Access through the hall the kitchen is fitted with a range of drawers and fitted base and wall units. With plumbing for a washing machine and an electric cooker point. Room for a dining table and french doors leading out to the garden.

Utility Room

5'10" x 6'2" (1.80 x 1.88)

The useful utility room is accessed from the kitchen and currently contains a row of wall units and a door to the side leading out to the garden.

Landing

On the upper floor with access to the loft.

Bedroom One

11'5" x 12'7" (3.48 x 3.84)

The main bedroom faces out to the front of the property and has a built in cupboard useful for storage and a single radiator. This room could be a haven of sanctuary with the right decor.

Bedroom Two

7'8" x 12'7" (2.34 x 3.84)

The second bedroom accessed from the landing has a large window with views over the rear of the property. With a single radiator providing warmth to this ample sized bedroom.

Bedroom Three

7'3" x 10'1" (2.23 x 3.08)

Bedroom three is another great sized room with views overlooking the front of the property from the large window. There is a single radiator beneath the window.

Family Bathroom

3'5" x 3'8" (1.06 x 1.13)

The bathroom to the property contains a white suite of wash hand basin, a panelled bath with shower over. The frosted window overlooks the rear of the property.

Separate Toilet

The useful separate toilet has a white wc with wash hand basin. A great addition to a family home or could be knocked through for a great sized complete bathroom suite.

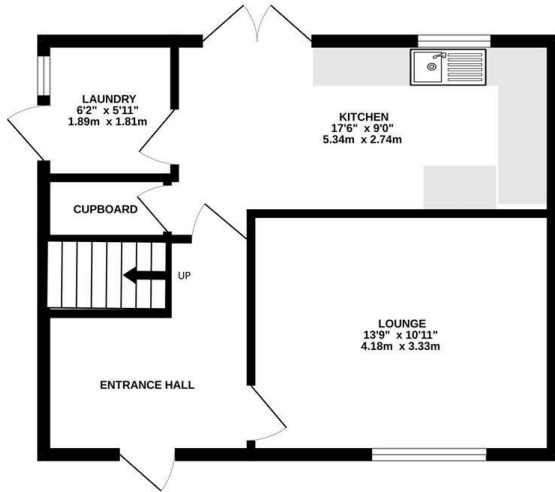
Rear Garden

The rear of the property is a fantastic opportunity to create a family area as this is completely enclosed, making it perfect for families and pets. All in all this property provides a perfect blank canvas for first time buyers or those looking to invest in a property with great potential.

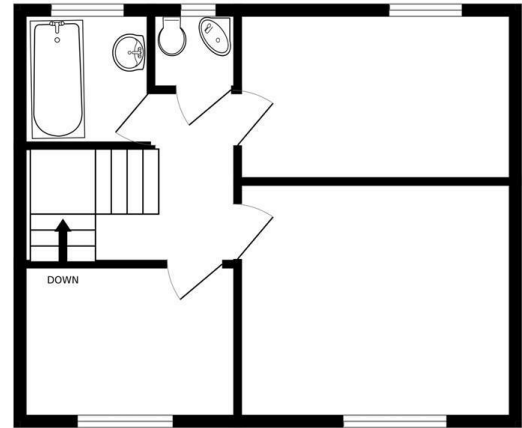


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	64	
England & Wales		EU Directive 2002/91/EC 

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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