



**Stoborough Crescent, Featherstone Pontefract WF7 5FA**

**Welcome to**

**Stoborough Crescent, Featherstone Pontefract**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Three bedroom semi-detached home in Featherstone featuring entrance hall with storage and WC, lounge with doors opening to rear garden, kitchen diner. First floor offers master with en-suite, two further bedrooms, bathroom and close to amenities and transport.



### **Entrance Hall**

With a front entrance door, under stairs storage, storage cupboard housing the boiler and laminate flooring.

### **Wc**

With a low level flush WC, wash hand basin, tiled splash back, extractor fan, tiled flooring and a gas central heating radiator.

### **Lounge**

15' 11" x 10' 6" ( 4.85m x 3.20m )

With a window to the front, double door to the side, gas central heating radiator and laminate flooring.

### **Kitchen**

15' 10" x 9' 11" ( 4.83m x 3.02m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, electric hob, extractor hood, stainless steel splash back, stainless steel sink and drainer, space for washing machine, dishwasher, fridge freezer, tiled flooring, gas central heating radiator, window to the front and two windows to the side.

### **Landing**

With access to the loft and an airing cupboard.

### **Bedroom One**

10' 7" x 12' 9" ( 3.23m x 3.89m )

With a window to the side, window to the front and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower, extractor fan, tiled flooring, gas central heating radiator and a window to the side.

### **Bedroom Two**

10' 9" x 8' 11" ( 3.28m x 2.72m )

With a window to the rear and a gas central heating radiator.

### **Bedroom Three**

6' 10" x 9' 3" ( 2.08m x 2.82m )

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, bath with tiled splash back, tiled flooring, gas central heating radiator and a window to the front.

### **Rear Garden**

Driveway behind the rear garden, paved path, wooden shed, lawned garden, flower beds, fencing and brick wall surround.



**view this property online** [williamhbrown.co.uk/Property/PON119745](http://williamhbrown.co.uk/Property/PON119745)



**Welcome to**

## **Stoborough Crescent, Featherstone Pontefract**

- **\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\***
- Three Bedroom Semi-Detached House
- Bathroom, En-suite and Ground Floor WC
- Rear Driveway
- Lots Of Local Amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£230,000 - £240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119745](http://williamhbrown.co.uk/Property/PON119745)



Property Ref:  
PON119745 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**