



Westbourne Crescent, Pontefract WF8 4JT



welcome to

Westbourne Crescent, Pontefract

GUIDE PRICE £180,000- £190,000!! Set on a generous corner plot, featuring a large side and rear garden, low maintenance outdoor space, off-street parking, and a modern open plan kitchen, dining and lounge area, ideally located close to local amenities, schools, and excellent transport links.



Entrance Hall

With a UPVC front entrance door and a gas central heating radiator.

Lounge

11' 1" x 9' (3.38m x 2.74m)

With a UPVC double glazed window to the front, UPVC sliding patio doors to the rear and an electric fire.

Kitchen

18' x 10' 8" (5.49m x 3.25m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, stainless steel sink and drainer, tiled splash back, vinyl floor covering, plumbing for washing machine, space for free standing fridge freezer, extractor fan, UPVC barn door to the rear and a window to the rear.

Conservatory

9' 6" x 9' 6" (2.90m x 2.90m)

With vinyl flooring and a gas central heating radiator.

Landing

With a UPVC double glazed window to the side.

Bedroom One

9' 10" x 12' 10" (3.00m x 3.91m)

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

Bedroom Two

10' 3" x 12' 4" (3.12m x 3.76m)

With a window to the front, cupboard housing the boiler and a gas central heating radiator.

Bedroom Three

8' 8" x 8' 9" (2.64m x 2.67m)

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, panelled bath with shower screen, vinyl floor

covering, UPVC panelled walls, chrome heated towel rail and a window to the rear.

Front Garden

With a large driveway, large lawn and a timber fence surround.

Rear Garden

Paved to the rear, decked seating area and a timber fence surround.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Westbourne Crescent, Pontefract

- GUIDE PRICE £180,000-£190,000!!
- Large, Front And Rear Gardens
- Off Street Parking
- Open Plan Lounge, Kitchen And Dining Area
- Conservatory To The Rear

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

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119892 - 0004

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.

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