



Castle Crescent, Pontefract WF8 2FX

Welcome to

Castle Crescent, Pontefract

Offered for sale is this well-presented three bedroom town 50% shared ownership home, ideal for a first-time buyer. Set within a modern development close to local amenities, it benefits from excellent motorway links and easy access to the train station. Ready to move straight into.



Entrance Hall

With a composite front entrance door, cupboard housing the consumer box and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, vinyl floor covering and a gas central heating radiator.

Living Room

13' 11" x 12' 2" (4.24m x 3.71m)

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

Dining Kitchen

15' 6" x 9' 5" (4.72m x 2.87m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, vinyl floor covering, gas hob, electric oven, extractor fan, space for free standing fridge freezer, plumbing for a slim line washing machine, storage cupboard, French doors to the rear and a window to the rear.

Landing

With access to the boarded loft with a pull down ladder.

Bedroom One

15' 7" x 11' 3" (4.75m x 3.43m)

With two windows to the front and a gas central heating radiator.

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

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

Bedroom Three

11' 8" x 6' 7" (3.56m x 2.01m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over and screen attached, part tiled walls and a chrome heated towel rail.

Rear Garden

An enclosed rear garden, neatly laid to lawn and patio seating area.



view this property online williamhbrown.co.uk/Property/PON119775



Welcome to

Castle Crescent, Pontefract

- 50% Shared Ownership
- Modern Dining Kitchen,
- Light And Spacious Lounge
- Down Stairs W/C
- Modern Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119775



Property Ref:
PON119775 - 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



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



williamhbrown.co.uk