



**Westbourne Crescent, Pontefract WF8 4JU**



**Welcome to**

**Westbourne Crescent, Pontefract**

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\* Immaculate three-bedroom semi on Westbourne Crescent with a modern kitchen and bathroom, new carpets, made-to-measure blinds, beautiful gardens, large driveway and detached garage. Sought-after location and sold with NO ONWARD CHAIN.



### **Entrance Hall**

With a front entrance door, spot lights to the ceiling, under stairs storage cover and a gas central heating radiator with cover.

### **Living Room**

13' x 12' 10" ( 3.96m x 3.91m )

With a window to the front, laminate flooring, focal fire place with electric fire and a gas central heating radiator.

### **Kitchen**

15' 8" x 10' 8" max ( 4.78m x 3.25m max )

A fitted kitchen consisting of shaker style wall, base and drawer units with work surfaces over, built in larder, Karndean flooring, tiled splash back, electric oven, microwave, grill, a bowl and half sink and drainer, plumbing for washing machine, fridge freezer, dishwasher, cupboard housing the boiler, a gas central heating radiator and a UPVC double glazed window.

### **Conservatory**

11' 9" x 11' 9" ( 3.58m x 3.58m )

Karndean flooring, gas central heating radiator and French doors into the garden.

### **Landing**

With a window to the side and spot lights to the ceiling.

### **Bedroom One**

10' 4" x 10' 8" ( 3.15m x 3.25m )

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

### **Bedroom Two**

12' 5" x 10' 3" ( 3.78m x 3.12m )

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

### **Bedroom Three**

8' 9" x 7' 3" ( 2.67m x 2.21m )

With a window to the front, built in storage cupboard 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 attached, fully tiled, chrome heated towel rail and a window to the rear.

### **Front Garden**

A large driveway and detached garage.

### **Rear Garden**

A low maintenance garden, paved patio seating area, pebbled area, planting to borders and a timber fence surround.



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## Welcome to

## Westbourne Crescent, Pontefract

- \*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Immaculate Condition
- Modern Kitchen & Contemporary Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£220,000 - £230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119756 - 0003

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