



**Westbourne Crescent, Pontefract WF8 4JT**



**Welcome to**

**Westbourne Crescent, Pontefract**

A spacious three-bedroom semi-detached home 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.



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## Welcome to

## Westbourne Crescent, Pontefract

- Three Bedroom Semi Detached
- 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

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119892 - 0002

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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)**