

## Stoborough Crescent, Pontefract



**Offers In Excess Of £200,000**



3



1



2



83

Nestled in the charming area of Stoborough Crescent, Featherstone, Pontefract, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this residence is perfect for small families or those looking to establish a comfortable living environment. The single bathroom is conveniently located, ensuring ease of access for all occupants.

The great location of this property enhances its appeal, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of a friendly neighbourhood while being within reach of local amenities and transport links.



- Great Family Home
- Great Location
- New Development
- EPC B
- Near Schools
- Off Road Parking
- Close to Motorways

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

## Ground Floor

### Entrance Hall

Entrance in via a UPVC external door, laminate flooring throughout and access to all downstairs accommodation.

### Cloakroom

2'11" x 5'5" (0.90 x 1.67)

Located under the stairs, WC, sink/basin, tiled floor and radiator.

### Kitchen/Diner

10'3" x 13'5" (3.13 x 4.09)

A good sized kitchen/diner with plenty of room for a table whilst leaving enough room to cook! Wall and base units, integrated hob, cooker, dishwasher, washing machine and a free standing fridge.

### Living Room

10'6" x 17'1" (3.21 x 5.22)

A large family room with access to the rear garden via 'four' panel French doors allowing an abundance of natural light to fill the room.

## First Floor

### Landing

Access to the loft and all first floor accommodation.

### Bedroom One

17'2" x 8'7" (5.24 x 2.63)

A good sized double bedroom with two windows overlooking the front of the property.

### Bedroom Two

9'0" x 10'6" (2.75 x 3.22)

A double bedroom with windows overlooking the rear of the property.

### Bedroom Three

6'5" x 10'4" (1.98 x 3.16)

A single bedroom with a window overlooking the rear of the property.

### Bathroom

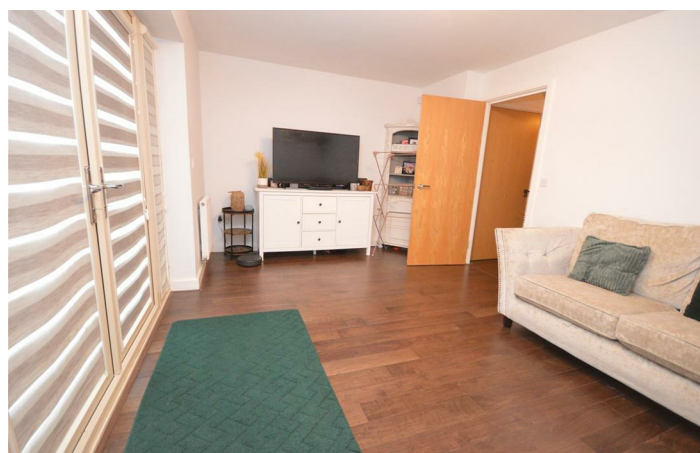
6'2" x 6'2" (1.90 x 1.88)

A three piece suite consisting of; bath, over head shower, WC and wash hand basin.

### External

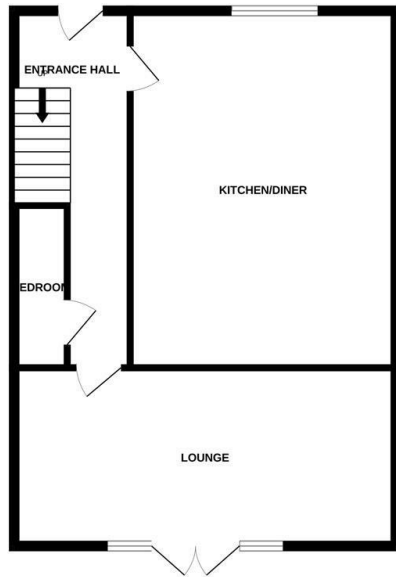
Off road parking for two vehicles to the front of the property, access to the rear garden down the side of the property. The rear garden has been flagged and has artificial grass keeping maintenance to a minimum.



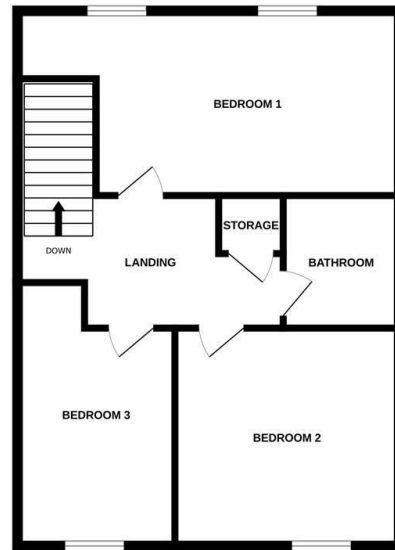


## Floor Plan

GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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