

## Leatham Crescent, Pontefract



£160,000



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Crown are delighted to welcome to the market this three bedroom semi-detached property. Located close to local amenities and transport links, this property will appeal to an array of buyers and investors. Offered with no onward chain and bags of potential early viewing is recommended.



- Large Family Home
- Spacious Accommodation Throughout
- Generously Sized Lounge Space
- Kitchen / Dining Area
- Three Good-Sized Bedrooms
- Well Sized Gardens to the Front and Rear
- Single Garage
- Freehold
- Council Tax Band A
- EPC Grade to follow

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS

## Entrance Hall

The entrance hall comes with a central heating thermostat and radiator, keeping the home warm throughout the winter months. A staircase is found to the first floor.

## Lounge

17'6" x 11'7" (5.35 x 3.55)

This property boasts a good-sized lounge space, with windows to the front and rear to allow for ample natural light. The centrepiece of this room is the gas fire, which brings a comfortable feeling to the room.

## Kitchen Diner

14'4" x 12'10" (4.39 x 3.92)

The kitchen dining space boasts ample work surfaces and units. The tiled surround provides a modern yet practical feel, with a door to the rear garden. The dining space features a large window, giving the room a bright feel through the day. A central heating radiator, keeps the room warm comfortable & warm throughout the year.

## Landing

Generously spaced Landing with access to the loft and all first floor accommodation.

## Bedroom 1

12'0" x 8'3" (3.67 x 2.54)

The main bedroom is a large double room with great space to personalise and make your own! A large window to side of the room is ideal for lighting, while the cupboard over is a perfect storage space.

## Bedroom 2

12'0" x 8'3" (3.67 x 2.54)

The second bedroom is another good-sized double. A central heating radiator is located below the window, powered by a newly installed Hive boiler. A hot water cylinder and electric immersion is found off this room.

## Bedroom 3

12'0" x 9'3" (3.67 x 2.82)

The third bedroom is another good-sized double bedroom, with a window to the side and a central heating radiator.

## Family Bathroom

The family bathroom comes with a separate WC room. The main bathroom features a panelled bath & shower over, tiled surround and a uPVC Frosted Window.

## Front Garden

The front of the property features stairs to the main door, and a good-sized front lawn.

## Rear Garden

The rear garden features both a well-sized garden shed and a greenhouse. The rear garden also features a paved patio, giving the garden a modern feel and keeping the maintenance stress-free!

## Single Garage

A single garage to the rear, with a gravel drive.

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## Floor Plan



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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