



Stoborough Crescent, Featherstone Pontefract WF7 5FA



Welcome to

Stoborough Crescent, Featherstone Pontefract

GUIDE PRICE £270,000 - £280,000 Four-bedroom semi-detached home featuring an entrance hall, ground floor WC, reception room and kitchen/diner, first-floor lounge, bedroom and WC, plus a top-floor master en-suite, two bedrooms, family bathroom, double driveway, enclosed garden and garage.



Entrance Hall

With a front entrance door, engineered oak flooring, Hive smart central heating and hot water control, under stairs storage, gas central heating radiator.

WC

With a low level flush WC, wash hand basin, tiled flooring, extractor fan and gas central heating radiator.

Dining Room/ Study

13' 9" x 8' 9" (4.19m x 2.67m)

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

Kitchen

14' 7" x 13' 8" (4.45m x 4.17m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, integrated electric oven and hob, fridge freezer, dishwasher, washing machine, extractor fan, tiled flooring, under cabinet heater, gas central heating radiator, double doors to the rear.

Landing

With a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, tied flooring, extractor fan, storage cupboard and a gas central heating radiator.

Lounge

14' 9" x 13' 9" (4.50m x 4.19m)

With two windows to the front and two gas central heating radiators.

Bedroom Two

14' 9" x 8' 7" (4.50m x 2.62m)

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

Second Floor Landing

Access to the part boarded loft with ladder and a gas central heating radiator.

Bedroom One

14' 9" x 10' 11" (4.50m x 3.33m)

With two windows to the front and two gas central heating radiators.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled flooring, extractor fan, tiled walls and a towel radiator.

Bedroom Three

11' x 7' 1" (3.35m x 2.16m)

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

Bedroom Four

8' 9" x 7' 4" (2.67m x 2.24m)

With a window to the front, BT phone terminal and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, extractor fan, spot lights to the ceiling, tiled flooring, part tiled walls and a towel radiator.

Front Garden

Tarmac driveway with an EV charging point on the driveway.

Rear Garden

Paved paths, raised planting beds, hot/cold tap, double 3 pin electrical socket installed to the side of the garage, wall and timber fence surround.

Detached Garage

A brick built, single garage, manual door and electrics.



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Stoborough Crescent, Featherstone Pontefract

- *****GUIDE PRICE £270,000 - £280,000*****
- Four Bedroom Semi-Detached Home
- Three Storey Property
- Bathroom, En-Suite and two WC's
- Driveway and Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£270,000 - £280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119568 - 0002

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