

Alden Crescent, Pontefract

£230,000

MARTIN&CO

Alden Crescent, Pontefract

House - Semi-Detached
3 Bedrooms, 1 Bathroom

£230,000

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM (WITH SEPARATE W.C.)
- GARDENS TO THE REAR WITH PATIO AND EXTRA SEATING AREAS
- DETACHED GARAGE AND DRIVEWAY
- CLOSE TO THE TOWN CENTRE WITH A HOST OF AMENITIES INCLUDING EXCELLENT SCHOOLS
- EPC RATING TBC
- COUNCIL TAX BAND A
- FREEHOLD

Situated in a popular area of Pontefract, this immaculate three bedroom semi-detached house on Alden Crescent offers a perfect blend of comfort and convenience. The property boasts a well-maintained interior, with three bedrooms, two reception rooms, modern kitchen and bathroom with separate w.c. Outside, the house has a well maintained rear garden, with patio and seating areas, driveway, detached garage and a front garden.

Location is key and this property is just a short stroll away from Pontefract town centre, a local shop and excellent schools.

Equipped with gas central heating and UPVC double glazing this home is ready for you to move in and start your next chapter.



Hallway

There is a newly fitted, composite front door and 2 UPVC double glazed windows, one to the front elevation and one to the side. Gas central heating radiator. Three separate under stairs storage compartments.

Living Room

There is a UPVC double glazed bay window with a gas central heating radiator below.

Dining Room

UPVC double glazed French patio doors leading to the rear garden. Gas central heating radiator.

Kitchen

External composite door with UPVC double glazed

frosted glass and window to the rear elevation that is also UPVC double glazed. There are plenty of storage cupboards and the boiler is located in one of them which is 1 year old. There is a double oven, gas hob and stainless steel sink and tap.

Landing

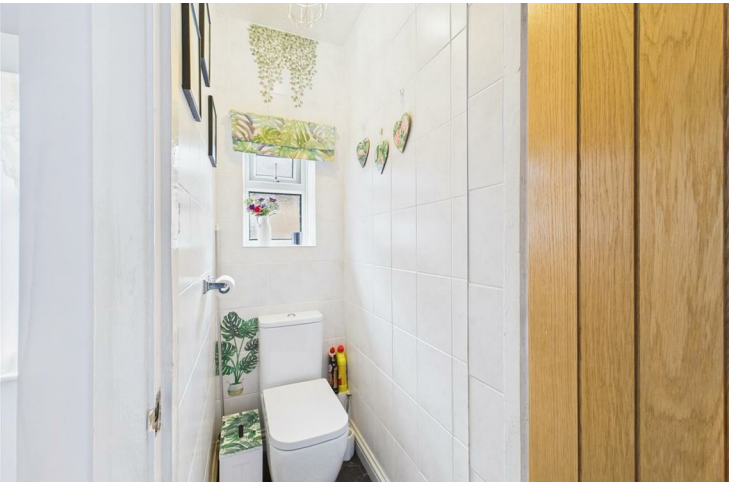
With UPVC double glazed frosted window to the side elevation. Access to the loft is located on the landing and the loft is boarded out.

Bedroom

UPVC double glazed window to the front elevation and gas central heating radiator.

Bedroom

With UPVC double glazed bay window to the front



elevation and a gas central heating radiator adjacent to the window.

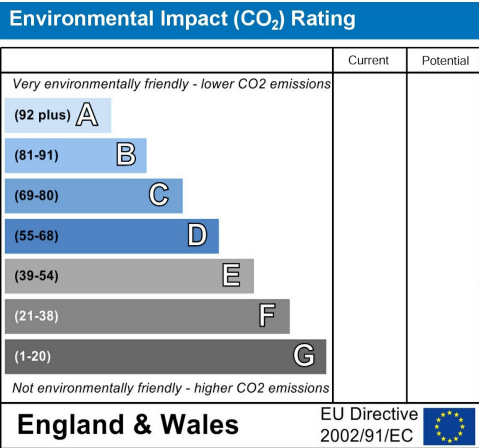
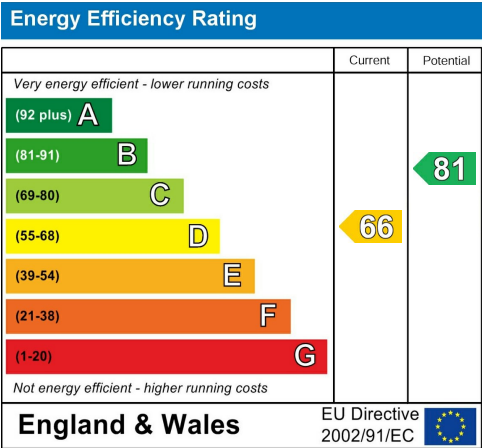
Bedroom
With fitted cupboards. UPVC double glazed window to the rear elevation and gas central heating radiator adjacent to the window.

W.C.
The toilet is separate from the main bathroom. UPVC double glazed frosted window.

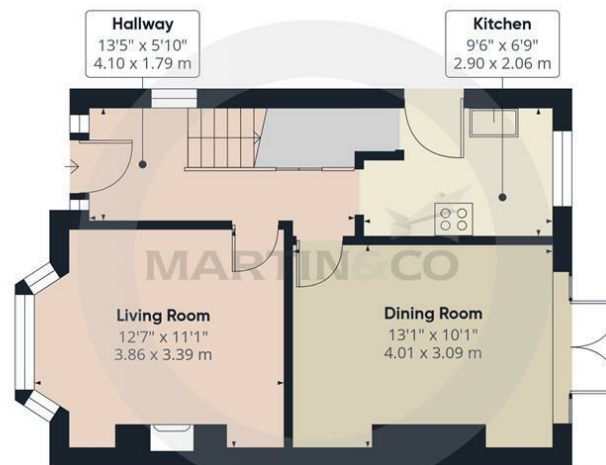
Bathroom
This is a modern bathroom that has been recently fitted. The bathroom comprises a bath, sink with bathroom cabinet underneath and a separate corner shower cubicle. There is a UPVC double glazed

frosted window to the rear elevation and a heated towel rail.

Outside
To the rear, there is a low maintenance paved area designed for seating and a flowerbed, with steps leading up to the decking. Single detached garage. There is a driveway down the side of the property with double gates, and driveway parking at the front of the property. Further area next to the driveway with decorative slate.







Ground Floor



Floor 2



Approximate total area⁽¹⁾

811 ft²
75.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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