



3 Bed
House - Semi-
Detached
located in
Pontefract
Guide Price £220,000



Alden Crescent
Pontefract
WF8 4JN

This three-bedroom semi-detached property is situated in a highly sought-after area of Pontefract, offering spacious living throughout. Positioned on a larger-than-average plot, it benefits from a well-planned layout and generous outdoor space. The home has been extended to enhance the kitchen area, providing additional functionality, and the garage is of a good size, offering ample storage or parking options.

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Bedroom Two UPVC double glazed window to the rear elevation, gas central heated radiator. Bedroom Three UPVC double glazed window to the front elevation, gas central heated radiator. Bathroom Bathroom with shower over and shower screen chrome heater towel rail sink with mixer tap toilet with low-level flush. Windows to the front and side elevation, tiling to the walls. The bath has been altered to suit the elderly with disability issues. This will need replacing. Garden Larger than average garden with lawned garden area and patio areas. The garden is in a corner position with mature plants and shrubs and is fully enclosed. To the front, there is a driveway that leads down to the separate garage. Garage Garage has an electric door to front with remote controls and a door to the side







Approximate total area⁽¹⁾
506.77 ft²
47.08 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.

GRAFFI360

Floor 0

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

