



## Stoborough Crescent, Pontefract, WF7

**£165,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 3

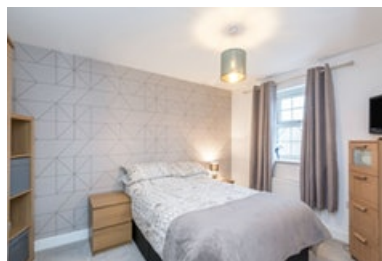
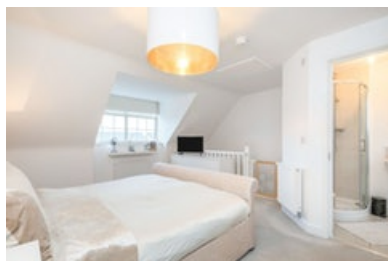
A stunning three bedroom town house occupying a generous plot with enclosed garden in an excellent position in a highly regarded development. This gorgeous house provides generous accommodation with flexible living space. Comprising, an open plan reception room, dining kitchen and cloakro

### Key features:

- Three Double Bedrooms
- Master En-Suite
- Enclosed Garden
- Parking for Two vehicles
- Close to local Amenities and Good Schools
- Sought after location

## Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band B (£1298.08 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



A stunning three bedroom town house occupying a generous plot with enclosed garden in an excellent position in a highly regarded development.

This gorgeous house provides generous accommodation with flexible living space. Comprising, an open plan reception room, dining kitchen and cloakroom. On the first floor are two double bedrooms and family bathroom.

Heading up to the second floor you will find a stunning master bedroom with en-suite shower room and built-in high quality wardrobes.

This fabulous property has been designed and decorated to a high standard. The south-facing garden which has been perfectly designed to enjoy alfresco dining and entertaining in the summer months.

A warm welcome awaits upon entering the property with an impressive entrance hall with ground floor living room leading off including a cloakroom. The lounge is flooded with light with french doors out to the garden.

Heading into the light and airy kitchen diner fitted with high quality kitchen units and worktops; this is the perfect family kitchen to enjoy dining and socialising together.

Heading upstairs, you will find two double bedrooms. Completing the accommodation on this floor is the contemporary family bathroom.

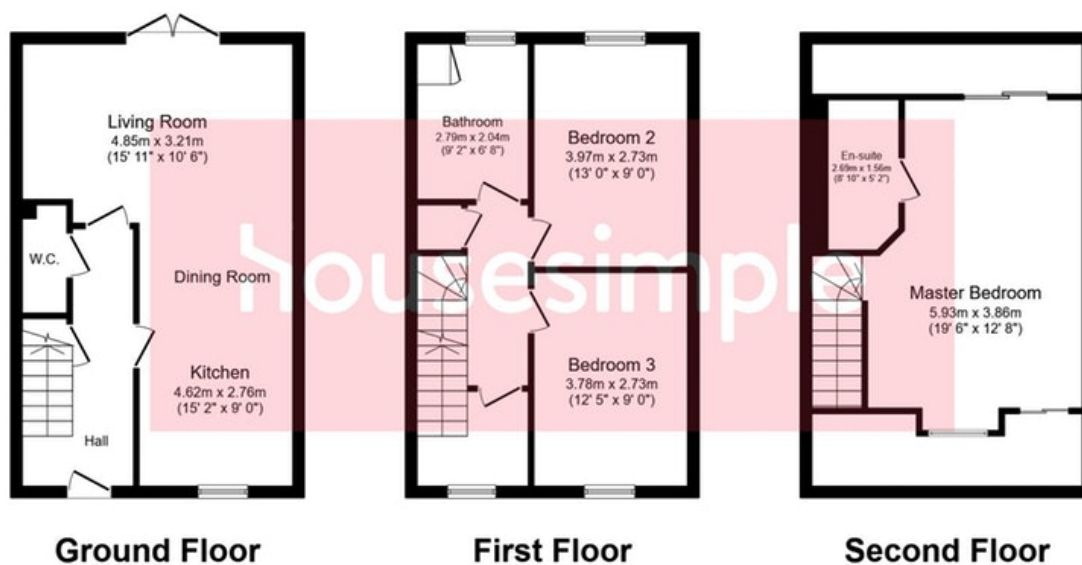
On the second floor the master suite with fitted wardrobes and en-suite shower room.

Outside, the lovely south-facing garden with sun patio and lawn is the perfect place to enjoy outdoor living in the warmer months.

The front elevation has a block-paved driveway for two vehicles.

This is a truly fabulous house, viewing highly recommended.

## Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Energy Performance Certificate:

**Energy Performance Certificate**

**29, Stoborough Crescent, Featherstone, PONTEFRACT, WF7 5FA**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8966-7830-4959-4792-0992
<b>Date of assessment:</b> 12 October 2016	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 12 October 2016	<b>Total floor area:</b> 107 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,350</b>
<b>Over 3 years you could save</b>	<b>£ 138</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 138 over 3 years</p> </div>
Heating	£ 807 over 3 years	£ 810 over 3 years	
Hot Water	£ 321 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 1,350</b>	<b>£ 1,212</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4CAF50; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8BC34A; color: white;">(81-91) <b>B</b></td> <td style="background-color: #FFC107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #FF9800; color: white;">(55-68) <b>D</b></td> <td style="background-color: #FF5722; color: white;">(39-54) <b>E</b></td> <td style="background-color: #E91E63; color: white;">(21-38) <b>F</b></td> <td style="background-color: #B71C1C; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="2" style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em; font-weight: bold;">84</span> <span style="font-size: 2em; font-weight: bold;">94</span> </div> </td> <td colspan="4"></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(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>	<div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em; font-weight: bold;">84</span> <span style="font-size: 2em; font-weight: bold;">94</span> </div>						<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(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>								
<div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em; font-weight: bold;">84</span> <span style="font-size: 2em; font-weight: bold;">94</span> </div>														

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 792

**MISREPRESENTATION ACT, 1967.**

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code