



**Girnhill Lane, Featherstone Pontefract WF7 5NF**

**Welcome to**

**Girnhill Lane, Featherstone Pontefract**

\*\*\*GUIDE PRICE £150,000 - £160,000\*\*\* Viewing essential for this perfect family home waiting for a buyer to come along and turn it into their dream home! Having the added benefit of NO ONWARD CHAIN!! Ideal location, close to transport links and local amenities.



## Summary

This three bedroom semi-detached home is located in the popular location of Featherstone with its variety of local amenities, good schools and excellent transport links. The property briefly comprises: lounge, dining room and kitchen on the ground floor and three bedrooms and the bathroom on the first floor. Externally there is an enclosed frontage with a driveway for, an enclosed low maintenance rear garden and a garage to the rear. Being available with no onward chain, viewings are advised to appreciate what this home has to offer!

## Lounge

12' 7" x 14' 11" ( 3.84m x 4.55m )

With a UPVC double glazed window to the front aspect, under stairs storage cupboard, gas fire with surround and a gas central heating radiator.

## Dining Area

9' 9" x 7' 1" ( 2.97m x 2.16m )

With a UPVC double glazed window to the rear aspect, wood effect laminate flooring and a gas central heating radiator.

## Kitchen

7' 9" x 9' 10" ( 2.36m x 3.00m )

A fitted kitchen consisting of shaker style wall, base and draw units with work surfaces over, a bowl and half stainless steel sink and drainer, glass splash back, plumbing for washing machine, integrated fridge freezer, tiled flooring, cupboard housing the boiler, UPVC boarded ceiling with down lights, UPVC wall boarding, chrome heated towel rail, UPVC double glazed barn door to the rear aspect and a UPVC double glazed window to the side aspect.

## Landing

With a UPVC double glazed window to the side aspect, loft access with a pull down ladder and a storage cupboard.

## Bedroom One

12' 6" x 8' 2" ( 3.81m x 2.49m )

With a UPVC double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

## Bedroom Two

8' 2" x 11' 11" ( 2.49m x 3.63m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Bedroom Three

6' 5" x 6' 8" ( 1.96m x 2.03m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, panelled bath with shower attached and shower screen, chrome heated towel rail, fully tiled to floor and walls, down lights, UPVC panelled ceiling, extractor fan and a UPVC double glazed window to the rear aspect.

## Rear Garden

A low maintenance garden mainly laid to flag, garage, path leading down side, garden shed and a timber fencing surround.

## Garage

With up and over door and electric.



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## Welcome to

### Girnhill Lane, Featherstone Pontefract

- \*\*\*Guide Price £150,000 - £160,000\*\*\*
- Three Bedroom Semi Detached Home
- Garage For Extra Storage Or Parking
- Gardens To The Front And Rear
- Close By To Local Amenities

Tenure: Freehold EPC Rating: D

guide price

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116407 - 0011

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