



Carlton Street, Featherstone Pontefract WF7 6AA

Welcome to

Carlton Street, Featherstone Pontefract

*** GUIDE PRICE £110,000 - £120,000 *** Offered with NO CHAIN is this three bedroom end-terraced situated in the popular location of Featherstone. On street parking and a fully enclosed yard to the rear.



Summary

Offered for sale is this three bedroom end-terraced with NO ONWARD CHAIN located in Featherstone. The property is currently tenanted and would be ideally suited to a buy to let investor or first time buyer. The property consists of a lounge, kitchen, back porch, three bedrooms and a family bathroom. Externally the property has on street parking and a fully enclosed garden to the rear. To arrange a viewing, please contact us on 01977 791406.

Lounge

12' 8" x 13' 2" (3.86m x 4.01m)

With a front entrance door, electric fire and surround, a gas central heating radiator, and a UPVC double glazed window to the front aspect.

Kitchen

9' 7" x 9' 10" (2.92m x 3.00m)

A fitted kitchen consisting wall and base units, stainless steel sink and drainer, oven, electric hob, cooker hood, stairs, under stairs storage cupboard, gas central heating radiator, access to rear hallway and a UPVC double glazed window to the rear aspect.

Back Porch

Rear entrance door and plumbing.

Bathroom

To the downstairs is a suite consisting of a low level flush WC, wash hand basin, bath with shower over and shower curtain, part tiled to walls, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Landing

With a gas central heating radiator.

Bedroom One

13' 3" x 12' 9" (4.04m x 3.89m)

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

Bedroom Two

6' 3" x 9' 9" (1.91m x 2.97m)

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

Bedroom Three

9' 11" x 6' 11" (3.02m x 2.11m)

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

Rear Garden

Yard to the rear with timber fence surround.



view this property online williamhbrown.co.uk/Property/PON116785



Welcome to

Carlton Street, Featherstone Pontefract

- *****GUIDE PRICE £110,000 - £120,000*****
- Three Bedroom End-Terraced Home
- Perfect For First Time Buyers
- NO ONWARD CHAIN
- Rear Garden

Tenure: Freehold EPC Rating: E

guide price

£110,000 - £120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON116785](https://www.williamhbrown.co.uk/Property/PON116785)



Property Ref:
PON116785 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)