

Warren Court, Featherstone Pontefract WF7 5FL



welcome to

Warren Court, Featherstone Pontefract

GUIDE PRICE £280,000-£290,000 Four bedroom detached house, OPEN PLAN kitchen diner, down stairs WC and utility room, ENSUITE to master bedroom, MODERN house bathroom, larger than average rear garden, driveway and garage. Corner of cul-de-sac, Taylor Wimpey Home. Perfect for the growing family!













Summary

Offered for sale is this modern and extremely spacious four bedroom detached home which is perfectly portioned in the corner of a cul-de-sac on this modern housing development boasting a larger than average rear garden, drive and garage. Internally the property comprise of entrance hallway,down stairs WC, lounge, great size kitchen diner with patio doors leading out on to the rear garden and a utility room, whilst to the first floor there are four good size bedrooms the master benefiting from ensuite facilities and a beautiful modern house bathroom. The property is close to many local amenities, junior and infant schools and close by to major motorway network links. This property is ideal for the growing family.

Entrance Hall

With a UPVC double glazed window to the front entrance door, under stairs storage, laminate flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, laminate floor covering and a gas central heating radiator.

Lounge

11' 10" x 15' 4" (3.61m x 4.67m)

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

Kitchen

11' x 18' 8" (3.35m x 5.69m)

A fitted kitchen consisting of wall, bas and draw units with wood effect work surfaces over, stainless steel sink and drainer, gas hob, double electric oven and grill, extractor hob, stainless steel splash back, integrated dishwasher, fridge freezer, laminate floor covering, spot lights to the ceiling, French doors to the rear aspect and a UPVC double glazed window to the rear aspect.

Bedroom One

11' 10" x 11' 4" (3.61m x 3.45m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle with electric shower, vinyl floor covering, part tiled to walls and a gas central heating radiator.

Bedroom Two

11' 9" x 9' 5" (3.58m x 2.87m)

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

Bedroom Three

9' 3" x 10' 10" max (2.82m x 3.30m max) With a UPVC double glazed window tot he rear aspect and a gas central heating radiator.

Bedroom Four

7' 7" x 7' 8" (2.31m x 2.34m)

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, slipper bath, wall mounted towel rail, part tiled to walls, tiled flooring and extractor fan.

Front Exterior

Driveway for off street parking and access to the rear garden.

Rear Garden

With a larger than average neatly laid to lawn garden with a timber fence surround and a raised seating area.





welcome to

Warren Court, Featherstone Pontefract

- ***GUIDE PRICE £280,000-£290,000***
- Ensuite To Master Bedroom
- Modern House Bathroom
- Downstairs WC
- Driveway And Garage

Tenure: Freehold EPC Rating: B

guide price

£280,000







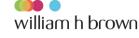


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON116815



Property Ref: PON116815 - 0004 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.





01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

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.