



Warren Court, Featherstone Pontefract WF7 5FL



welcome to

Warren Court, Featherstone Pontefract

GUIDE PRICE £260,000-£270,000 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.



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- ***GUIDE PRICE £260,000-£270,000***
- Ensuite To Master Bedroom
- Modern House Bathroom
- Downstairs WC
- Driveway And Garage

Tenure: Freehold EPC Rating: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON116815 - 0008

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