



**Cedar Walk, Featherstone Pontefract WF7 6JN**



**Welcome to**

**Cedar Walk, Featherstone Pontefract**

WELL PRESENTED THREE BEDROOM LINK DETACHED WITH DRIVEWAY AND GARAGE. TWO RECEPTION ROOMS, ENSUITE TO MASTER BEDROOM, UTILITY ROOM, DOWNSTAIRS WC & BEAUTIFUL EASY TO MAINTAIN GARDENS.



## Summary

William H Brown are delighted to bring this THREE bedroom link detached property to the market. With Three bedrooms, ensuite to master and family bathroom to the first floor and ample living space downstairs including two reception rooms, utility room and a downstairs WC. The outside boasts gardens to the front, side and rear which is enclosed and safe for children and pets. The property has driveway and garage providing ample off street parking. Located in Featherstone, the property is within close proximity to local amenities including transport links, local supermarkets and schools. Viewing is essential!!

## Entrance Hall

Double glazed door to the front, gas central heating radiator, stairs leading to the first floor. Access into the lounge.

## Lounge

16' 11" x 18' 2" ( 5.16m x 5.54m )

Double glazed bay window to the front, gas central heating radiator, gas fire with surround and access into the dining room.

## Dining Room

8' 4" x 8' 11" ( 2.54m x 2.72m )

Double glazed French doors leading into the rear garden, gas central heating radiator, and access into the kitchen.

## Kitchen

8' 11" x 9' 11" ( 2.72m x 3.02m )

A fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over incorporating sink and drainer, integrated oven with hob and cooker hood over, space for fridge/freezer, space for dishwasher, spotlights to ceiling, double glazed window to the rear, and part tiled walls. Access into the utility room.

## Utility Room

5' 3" x 5' 1" ( 1.60m x 1.55m )

Space for washing machine, space for dryer, boiler, gas central heating radiator access into the downstairs WC and double glazed door leading into the rear garden.

## Wc

Low level flush WC, wash hand basin and a gas central heating radiator.

## Landing

Gas central heating radiator, storage cupboard and loft access. Access into all bedrooms and the family bathroom.

## Bedroom One

10' 4" x 8' 6" ( 3.15m x 2.59m )

Double glazed window to the front, built in wardrobes, and a gas central heating radiator. Access into the ensuite.

## Ensuite

A three piece fitted suite consisting of a low level flush WC, wash hand basin and a shower cubicle. Heated towel rail, part tiled walls, and a double glazed window to the side.

## Bedroom Two

8' 9" x 8' 6" ( 2.67m x 2.59m )

Double glazed window to the rear, gas central heating radiator and fitted wardrobes.

## Bedroom Three

6' 1" x 6' 7" ( 1.85m x 2.01m )

Double glazed window to the front and a gas central heating radiator.

## Bathroom

A three piece fitted suite consisting of a low level flush WC, wash hand basin and a bath, Double glazed window to the rear, spotlights and extractor fan.

## Exterior

To the front of the property is an easy to maintain garden with a side gate providing access into the rear garden. Driveway to the front leading to the garage providing ample off street parking. To the rear of the property is a fully enclosed garden with patio area and pebble with fenced boundaries.



**view this property online** [williamhbrown.co.uk/Property/PON117427](http://williamhbrown.co.uk/Property/PON117427)



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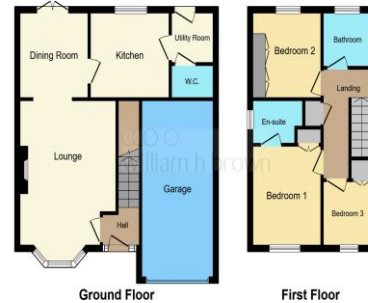
## **Cedar Walk, Featherstone Pontefract**

- Three Bedroom Link Detached
- Ensuite To Master
- Garage & Driveway
- Downstairs WC
- Gardens to the Front & Rear

Tenure: Freehold EPC Rating: C

offers over

**£260,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON117427 - 0007

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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.



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