




william
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for sale
Pontefract
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Girnhill Lane, Featherstone Pontefract WF7 5NN


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Welcome to

Girnhill Lane, Featherstone Pontefract

GUIDE PRICE £135,000 - £145,000 Sold with NO ONWARD CHAIN. Ideal for the first time buyer, two bedroom townhouse with conservatory, a gated DRIVEWAY and TWO reception rooms.



Summary

Sold with NO ONWARD CHAIN this two bedroom town house is the perfect property to get you on the property ladder. With a driveway to the front and rear garden. The property internally consists of an entrance porch, a kitchen with breakfast counter, a lounge and additional conservatory and a downstairs WC. On the first floor there are TWO bedrooms and the family shower room. This property is situated in the town of Featherstone and a short walk from local amenities including supermarkets and cafes. Featherstone has public transport links including bus and train routes. Opposite the property is a public park making it ideal for those with young children. Viewing is highly advised!!

Entrance Porch

With a UPVC double glazed front door and a UPVC double glazed window to the side aspect.

Wc

With a low level flush WC, wash hand basin, extractor fan, gas central heating radiator and a UPVC double glazed window to the side aspect.

Lounge

12' 5" x 16' 10" max (3.78m x 5.13m max)
With sliding glass doors into conservatory, electric fire with surround, stairs to first floor and a gas central heating radiator.

Kitchen

8' 10" x 12' 4" (2.69m x 3.76m)
A fitted kitchen consisting of wall and base units with work surfaces over, breakfast counter, stainless steel sink and drainer, integrated under counter fridge and freezer, integrated washing machine, electric oven, gas hob with extractor hood, boiler, tiled to splash back, door to the hallway, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Conservatory

8' x 10' 7" (2.44m x 3.23m)
With a glass door to the side and plastic roof.

Bedroom One

12' 4" x 12' 4" (3.76m x 3.76m)
With a UPVC double glazed window to the front aspect, coving to the ceiling, light features, wardrobes and chest of draw units and a gas central eating radiator.

Bedroom Two

7' 10" x 12' 8" (2.39m x 3.86m)
With a UPVC double glazed window to the rear aspect, wardrobe and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower, part tiled to walls, spot lights to the ceiling, a gas central heating radiator and a UPVC double glazed window to the side aspect.

Front Garden

A lawned area to the front and driveway for parking.

Side Garden

To the side of the property is a storage hut.

Rear Garden

With an enclosed garden, side access and a fence surround.



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Welcome to

Girnhill Lane, Featherstone Pontefract

- ***GUIDE PRICE £135,000 - £145,000***
- Two Bedroom Townhouse
- NO ONWARD CHAIN
- Conservatory
- Downstairs WC

Tenure: Freehold EPC Rating: C

guide price

£135,000 - £145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117527 - 0005

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.



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