

Pontefract Road, Featherstone Pontefract WF7 5AP

william h brown

Welcome to

Pontefract Road, Featherstone Pontefract

GUIDE PRICE £130,000- £140,000 No Chain. Three bedroom end-terraced property. Renovated throughout including neutral decor, newly fitted carpets, modern dining kitchen and house bathroom. Small garden area and off street parking to the rear.,













Entrance Hall

With a UPVC double glazed front entrance door, luxury vinyl flooring and a gas central heating radiator.

Kitchen Diner

14' 9" x 15' (4.50m x 4.57m) A fitted kitchen consisting of wall, base and draw units with work surfaces over, sink and drainer, gas hob, glass splash back, electric oven, extractor fan, space for tumble dryer, pluming for washing machine, space for free standing fridge freezer, luxury vinyl flooring, cupboard housing combi boiler, door to the cellar, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Lounge

11' 7" x 15' 8" (3.53m x 4.78m) With a UPVC double glazed window to the front aspect, luxury vinyl flooring and a gas central heating radiator.

Landing

With access to the loft and gas central heating radiator.

Bedroom One

13' 9" x 9' 6" (4.19m x 2.90m) With a UPVC double glazed window to the rear aspect, shelved storage cupboard and a gas central heating radiator.

Bedroom Two

 8^{\prime} 5" x 10' 2" (2.57m x 3.10m) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

14' 8" x 6' (4.47m x 1.83m) With a UPVC double glazed window to the front aspect, luxury vinyl flooring and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, tiled walls, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Front Garden

Small fenced and gated boundary.

Rear Garden

A small enclosed yard area, laid to flag with timber fenced surround and rear garden with parking to the rear.





Welcome to

Pontefract Road, Featherstone Pontefract

- ***GUIDE PRICE £130,000- £140,000***
- Three Bedroom End-Terrace Property
- Renovated Throughout
- Large Dining Kitchen
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: D

guide price £130,000 - £140,000





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Property Ref: PON117947 - 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.

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First Floor

Cellar

Ground Floor

01977 791406

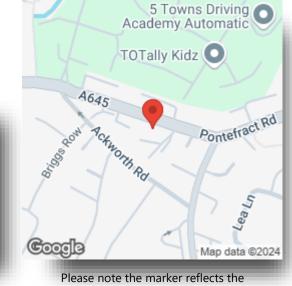


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postcode not the actual property