

Miller Road, Featherstone Pontefract WF7 5QE

welcome to

Miller Road, Featherstone Pontefract

WOW WOW Newly fitted kitchen and high specification extras throughout. Driveway. MUST BE VIEWED internally to see the home on offer.













Entrance Hall

With a composite front entrance door, storage cupboard and a gas central heating radiator.

Wc

A suite consisting of a low level flush WC, wash hand basin, karndean flooring and a gas central heating radiator.

Lounge

13' 9" x 12' 10" (4.19m x 3.91m)

With a UPVC double glazed French doors to the rear with side glass panels and karndean flooring.

Dining Kitchen

10' 5" x 17' 3" (3.17m x 5.26m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, breakfast bar, gas hob, electric oven, extractor fan, integrated fridge freezer, dishwasher, a sink and half with drainer, washing machine, spot lights to the ceiling, karndean flooring, cupboard housing the boiler, gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

With two UPVC double glazed windows to the side and front aspect and a gas central heating radiator.

Bedroom Two

11' 5" x 13' 9" (3.48m x 4.19m)

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

Bedroom Three

7' 2" x 10' 8" (2.18m x 3.25m)

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, panelled bath, part tiled walls, spot lights to the ceiling, karndean flooring and a gas central heating radiator.

Second Floor Bedroom One

19' 7" x 10' 2" (5.97m x 3.10m)

With a UPVC double glazed window to the front aspect, fitted wardrobes, loft access and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, part tiled to walls, tiled flooring, sky light to the rear and gas central heating radiator.

Rear Garden

With a lawned garden, patio seating area, access gate leading down the side and a timber fence surround.





welcome to

Miller Road, Featherstone Pontefract

- Three Bedroom Semi-Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Lots Of Local Amenities
- Good Schools, Shops, Pubs

Tenure: Freehold EPC Rating: B

£250,000







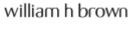
Cricket C/A Moor Ro Map data @2024 Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117958



Property Ref: PON117958 - 0002 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.