

Hall Street, Featherstone Pontefract WF7 5LS



Welcome to

Hall Street, Featherstone Pontefract

NO CHAIN!! Three bedroom mid-terrace home, modern kitchen, lounge, dining room, three great size bedrooms, modern house bathroom, driveway to the rear, gas central heated and double glazed.













Entrance Hall

With a front entrance door, solid wood flooring and stairs to the first floor.

Lounge

9' 10" x 14' 7" ($3.00m \times 4.45m$) With a UPVC double glazed window to the front aspect, wooden flooring, cupboard housing the boiler and an electric fire with marble hearth.

Dining Room

14' 5" x 9' 6" ($4.39m \times 2.90m$) Wit a UPVC double glazed window to the front aspect, storage cupboard, gas central heating radiator and space for an electric fire.

Kitchen

14' x 9' (4.27m x 2.74m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, gas hob, electric oven, sink and drainer, tiled splash back, vinyl floor covering, pluming for washing machine, space for fridge freezer, two UPVC double glazed windows to the side and rear and a side entrance door.

Landing

With a gas central heating radiator and access to the loft.

Bedroom One

14' 5" x 13' 2" ($4.39m\ x\ 4.01m$) With a UPVC double glazed window to the front aspect, storage cupboard and a gas central heating radiator.

Bedroom Two

9' 6" x 9' 5" (2.90m x 2.87m) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

x

Bedroom Three

8' 7" x 7' 8" (2.62m x 2.34m) With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, part tiled walls and a UPVC double glazed windows to the rear aspect.

Rear Garden

Accessed through double gates leading to the pebbled driveway and brick wall enclosing garden.



Welcome to

Hall Street, Featherstone Pontefract

- Three Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Redecorated Throughout
- Driveway To The Rear
- Local Amenities

Tenure: Freehold EPC Rating: D

£149,950





view this property online williamhbrown.co.uk/Property/PON118079



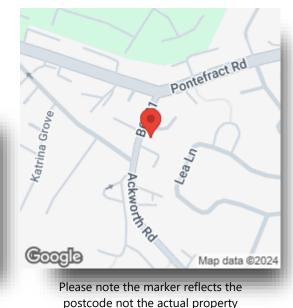
Property Ref: PON118079 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

Room Bedroom 1 Bedroom 1 First Floor

Kitcher

Ground Floor



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire, WF8 1AT



williamhbrown.co.uk