



**Riverside Court, Featherstone Pontefract WF7 6NS**



**welcome to**

**Riverside Court, Featherstone Pontefract**

\*\*\*£180,000\*\* This modern & well maintained, particularly spacious three bedroom home is offered at an affordable price. Being close and within walking distance of a wealth of amenities, train station and short driving distance motorway network.



### Entrance Hall

With a UPVC double glazed front entrance door, laminate flooring a gas central heating radiator with cover.

### Wc

With a low level flush WC, wash hand basin, tiled flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

### Lounge

12' 10" x 17' 4" into bay ( 3.91m x 5.28m into bay )

With UPVC French doors with side glass panels, electric fire with fire surround and marble hearth and wall panelling

### Kitchen

6' 5" x 12' 10" ( 1.96m x 3.91m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, extractor fan, integrated fridge freezer, integrated dish washer, tiled splash back, spot lights to the ceiling, cupboard housing the boiler and a UPVC double glazed window to the front aspect.

### Landing

With a storage cupboard housing the hot water tank, storage cupboard and a gas central heating radiator with cover.

### Bedroom One

22' 10" x 9' 5" ( 6.96m x 2.87m )

With two UPVC double glazed windows to the front aspect, sky light to the rear, built in wardrobe, loft hatch and a gas central heating radiator.

### Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, tiled walls, laminate flooring, sky light to the rear, large storage cupboard and a gas central heating radiator.

### Bedroom Two

13' x 12' ( 3.96m x 3.66m )

With two UPVC double glazed windows to the rear and a gas central heating radiators.

### Bedroom Three

12' 8" x 7' 8" ( 3.86m x 2.34m )

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, paneled bath with shower attached and shower screen, extractor fan, laminate flooring, tiled walls and a towel rail.

### Externally

To the front of the property is a driveway. To the rear is an enclosed mainly laid to lawn garden with a patio, timber fenced surround and a summer house



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## **Riverside Court, Featherstone Pontefract**

- Modern & Well Maintained
- Three Bedroom Townhouse
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway

Tenure: Freehold EPC Rating: C

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118204 - 0004

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