

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





welcome to

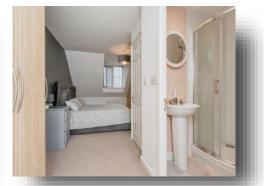
Riverside Court, Featherstone Pontefract

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

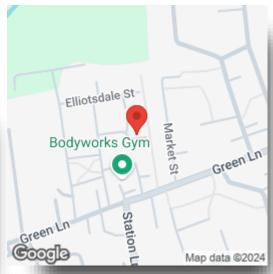
Tenure: Freehold EPC Rating: C

£180,000







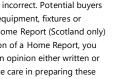


Please note the marker reflects the postcode not the actual property

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Property Ref: PON118204 - 0004 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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