

Church Lane, Featherstone PONTEFRACT WF7 6BB

Welcome to

Church Lane, Featherstone PONTEFRACT

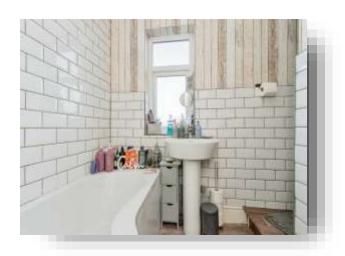
Two bedroom mid terraced property located in North Featherstone. Ideal for a first time buyer or buy to let investor. Off street parking to the front and a fully enclosed garden to the rear. Must be viewed!!!!!

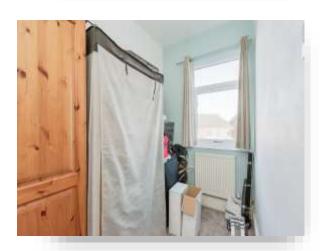












Entrance Porch

With a UPVC front entrance door, laminate flooring and a UPVC double glazed window to the side aspect.

Lounge

14' 2" x 14' 1" (4.32m x 4.29m)

With a UPVC double glazed window to the front aspect, multi fuel log burner, brick chimney breast with slate hearth and a gas central heating radiator.

Dining Room

10' 7" x 9' 3" (3.23m x 2.82m)

With a gas central heating radiator and laminate flooring.

Kitchen

10' 7" x 7' 10" (3.23m x 2.39m)

A fitted kitchen consisting wall, base and draw units with solid wood work surfaces over, bowl and half sink and drainer, induction hob, electric oven, extractor fan, plumbing for washing machine, space for fridge freezer, laminate flooring, spot lights to the ceiling, gas central heating radiator, UPVC rear door and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft and a sky light to the rear.

Bedroom One

14' 2" x 14' 1" (4.32m x 4.29m)

With a UPVC double glazed window to the front aspect, cupboard housing the boiler and a gas central heating radiator.

Bedroom Two

4' 9" x 9' 3" (1.45m x 2.82m) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, P shared bath with shower over and screen, vinyl floor covering, part tiled to walls and a UPVC double glazed window to the rear aspect.

Front Exterior

Driveway for off street parking.

Rear Garden

With a patio seating area, garden shed with electric, mainly laid to pebble with a timber and brick wall surround.





Welcome to

Church Lane, Featherstone PONTEFRACT

- Two Bedroom Mid-Terrace Home
- Driveway For Off Street Parking
- Fully Enclosed Rear Garden
- Local Amenities, Shops, Schools, Pubs
- Ideal First Time Buyer Home

Tenure: Freehold EPC Rating: D

£130,000









view this property online williamhbrown.co.uk/Property/PON118345



Property Ref: PON118345 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.