



Girnhill Lane, Featherstone PONTEFRAC T WF7 5NF

Welcome to

Girnhill Lane, Featherstone PONTEFRACT

Viewings are essential for this PERFECT family home waiting for a buyer to come along and turn it into their dream home! Ideal location, ready to move straight into, close to TRANSPORT links and LOCAL AMENITIES!!



Entrance Hall

With a front entrance composite door, laminate flooring, under stairs storage cupboard and a gas central heating radiator with cover.

Wc

With a low level flush WC, wash hand basin, tiled flooring and tiled splash back.

Open Plan Kitchen/Lounge

23' 9" max x 13' 7" max (7.24m max x 4.14m max)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, electric hob, electric oven, extractor hood, integrated fridge freezer, washing machine, a UPVC double glazed window to the front aspect, UPVC French doors to the rear aspect and laminate flooring throughout.

Landing

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

Bedroom One

13' 9" x 8' 9" (4.19m x 2.67m)

With two gas central heating radiators and a gas central heating radiator.

Bedroom Two

8' 4" x 14' 1" (2.54m x 4.29m)

With two UPVC double glazed windows 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 with shower attached and shower screen, fully tiled flooring and walls and a chrome heated towel rail.

Front Garden

A double driveway to the front.

Rear Garden

An enclosed rear garden, neatly laid to lawn, decked seating area and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON118486



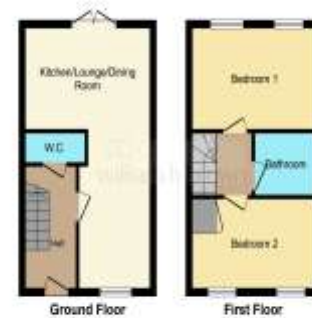
Welcome to

Girnhill Lane, Featherstone PONTEFRACT

- Two Bedroom End-Terrace Home
- Downstairs WC
- Open Plan Kitchen Living Area
- Double Driveway
- Front And Rear Garden

Tenure: Freehold EPC Rating: B

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118486



Property Ref:
PON118486 - 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.

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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk