



Girnhill Lane, Featherstone Pontefract WF7 5NF

Welcome to

Girnhill Lane, Featherstone Pontefract

Spacious and modern detached house for sale. Four good sized bedrooms, stylish kitchen, lounge leading to large conservatory and rear garden, downstairs WC, family bathroom and additional ensuite in the master bedroom. Ideal for families and couples. Viewing is highly recommended.



Entrance Hall

With a front entrance door, under stairs storage cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, extractor fan, and a gas central heating radiator.

Lounge

11' x 16' 4" (3.35m x 4.98m)

With a UPVC double glazed doors into the conservatory and two gas central heating radiator.

Conservatory

9' 5" x 15' 3" (2.87m x 4.65m)

With a UPVC double glazed windows surround and double doors to the rear garden and a gas central heating radiator.

Kitchen

13' 4" x 9' 4" (4.06m x 2.84m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, ceramic sink, space for range cooker with a cooker hood, integrated dishwasher, integrated washing machine, space for American fridge freezer, part tiled and fully tiled walls, tiled flooring and a UPVC double glazed window to the front aspect.

Landing

With a cupboard housing the hot water tank and access to the second floor.

Bedroom Two

11' 2" x 9' 4" (3.40m x 2.84m)

With a UPVC double glazed window to the front aspect, fitted wardrobe and a gas central heating radiator.

Bedroom Three

13' 1" x 9' 1" (3.99m x 2.77m)

With a UPVC double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Four

9' 7" x 6' 11" (2.92m x 2.11m)

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, bath with shower over, fully tiled walls, laminate flooring, extractor fan and a UPVC double glazed window to the front aspect.

Top Floor

Bedroom One

10' 11" To Wardrobe x 19' 11" (3.33m To Wardrobe x 6.07m)

With two UPVC double glazed windows to the front and rear aspects, fitted wardrobe, access to the loft and two gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, part tiled, sky light and laminate flooring.

Front Garden

With a driveway to the side for ample off street parking, small buffer garden with a timber fence surround and a timber gate to the rear garden.

Rear Garden

An flagged patio seating area with steps up to the enclosed lawned garden with timber fence surround.



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Welcome to

Girnhill Lane, Featherstone Pontefract

- Four Bedroom Detached Home
- Stylish, Modern Kitchen.
- Downstairs WC, Bathroom And Private Ensuite
- Large Conservatory
- Close To Local Amenities

Tenure: Freehold EPC Rating: B

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118450 - 0003

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