

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.





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

Council Tax Band: D

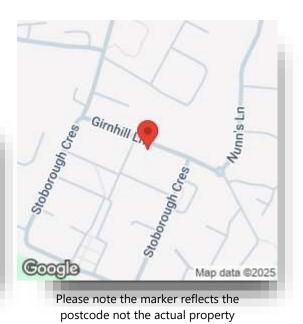
offers in excess of

£240,000









view this property online williamhbrown.co.uk/Property/PON118450



Property Ref: PON118450 - 0005 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 quidance 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

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.