



Girnhill Lane, Featherstone Pontefract WF7 5NF

welcome to

Girnhill Lane, Featherstone Pontefract

Viewings are essential for this PERFECT two bedroom semi-detached 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 timber framed front entrance door, laminate flooring, under stairs storage cupboard and a gas central heating radiator.

Wc

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

Open Plan Lounge & Kitchen

23' 2" x 13' 7" (7.06m x 4.14m)

With a UPVC double glazed French doors to the rear, laminate flooring, two gas central heating radiators. A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, extractor fan, plumbing for washing machine and dishwasher, space for fridge freezer, tiled splash back, stainless steel sink and drainer, tiled flooring and a UPVC double glazed window to the front aspect.

Landing

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

Bedroom One

13' 9" x 9' 1" (4.19m x 2.77m)

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

Bedroom Two

13' 8" x 8' 7" (4.17m x 2.62m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, tiled

flooring, part tiled to walls and a gas central heating radiator.

Front Garden

A shared driveway to the side aspect.

Rear Garden

With a lawned garden, decked seating area, timber gate leads to the driveway and a timer fence surround.





view this property online williamhbrown.co.uk/Property/PON118506



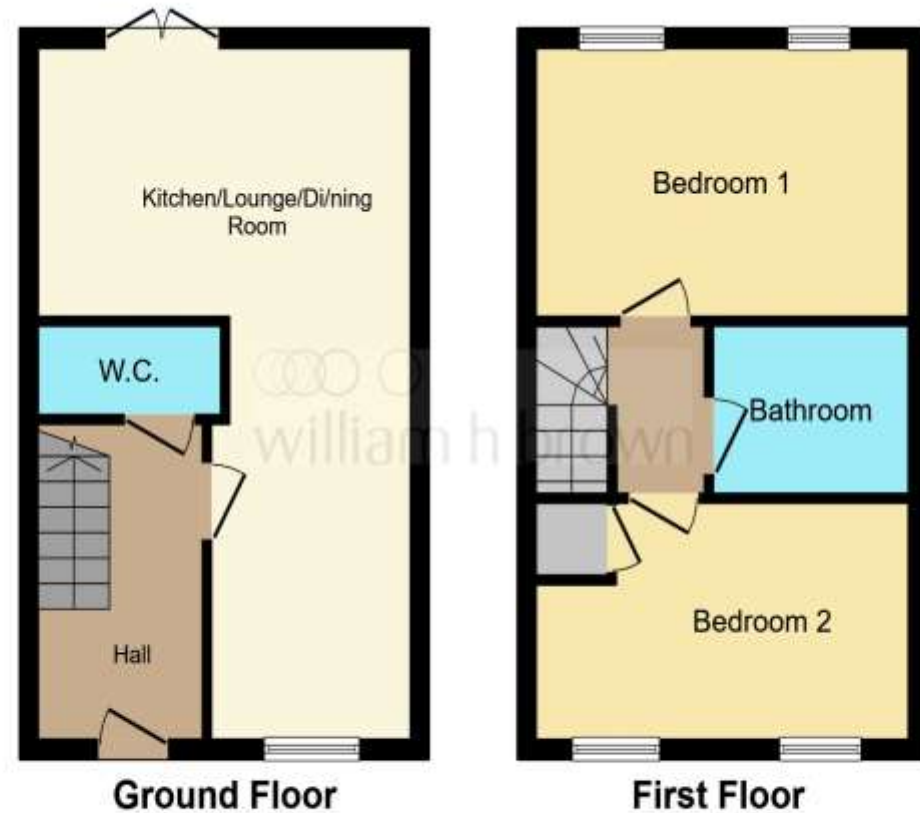
welcome to

Girnhill Lane, Featherstone Pontefract

- Two Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- Shared Driveway
- Ideal First time Buyer Home

Tenure: Freehold EPC Rating: C

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/PON118506



Property Ref:
PON118506 - 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, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk