

Girnhill Lane, Featherstone Pontefract WF7 5NF



Welcome to

Girnhill Lane, Featherstone Pontefract

GUIDE PRICE £230,000 - £240,000 Spacious and modern three storey detached house for sale. Four good sized bedrooms, stylish kitchen diner, lounge leading to the rear garden, downstairs WC, family bathroom and additional ensuite in the master bedroom.













Entrance Hall

With a UPVC front entrance door, 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.

Lounge

17' 3" x 10' 9" ($5.26m \times 3.28m$) With UPVC French doors to the rear and two gas central heating radiators.

Dining Kitchen

15' 5" x 9' 6" (4.70m x 2.90m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, electric hob, electric oven, extractor fan, plumbing for washing machine, plumbing for dishwasher, tiled flooring, tiled splash back, cupboard housing the combi boiler, space for free standing fridge freezer, gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

With a cupboard housing the boiler.

Bedroom One

21' 3" x 12' 9" ($6.48m\ x\ 3.89m$) With a UPVC double glazed window to the front aspect, sky light to the rear and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled in cubicle, tiled flooring, gas central heating radiator and a sky light to the rear aspect.

Bedroom Two

13' 3" x 9' 2" ($4.04m \times 2.79m$) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Three

9' 6" x 13' 2" (2.90m x 4.01m) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Four

7' 10" x 9' 7" ($2.39m \times 2.92m$) 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, panelled bath, tiled flooring, tiled splash back, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Front Garden

Double driveway to the side, privet edging to the front and a small pebbled garden.

Rear Garden

A side fence and gate, split level garden with artificial lawn, flagged patio seating area and a timber fence surround.





Welcome to

Girnhill Lane, Featherstone Pontefract

- ***GUIDE PRICE £230,000 £240,000***
- Four Bedroom Detached Home
- NO ONWARD CHAIN
- Three Storey Living
- Downstairs WC

Tenure: Freehold EPC Rating: C Council Tax Band: D

guide price **£230,000 - £240,000**





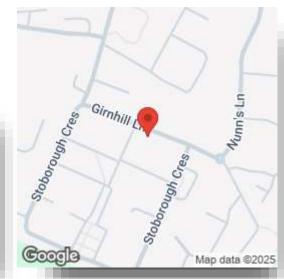
view this property online williamhbrown.co.uk/Property/PON118655



Property Ref: PON118655 - 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.

Ground Floor First Floor Second Floor



Please note the marker reflects the postcode not the actual property

william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk