



Girnhill Lane, Featherstone Pontefract WF7 5NF

Welcome to

Girnhill Lane, Featherstone Pontefract

GUIDE PRICE £220,000-£230,000 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 x 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 x 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 x 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.



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Welcome to

Girnhill Lane, Featherstone Pontefract

- ***GUIDE PRICE £220,000 - £230,000***
- Four Bedroom Detached Home
- NO ONWARD CHAIN
- Three Storey Living
- Downstairs WC

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

guide price

£220,000 - £230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118655 - 0003

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