



Beech Tree Road, Featherstone Pontefract WF7 5EB



welcome to

Beech Tree Road, Featherstone Pontefract

GUIDE PRICE £140,000-£150,000 Three-Bedroom Semi-Detached Home in Purston – No Onward Chain. This spacious home offers an entrance hall, living room, kitchen/diner, three bedrooms, and a shower room. In need of modernisation, it boasts a good-sized rear garden and on-street parking.



Entrance Hall

Front entrance door, laminate flooring and a gas central heating radiator.

Lounge

16' 2" x 11' 9" (4.93m x 3.58m)

With a UPVC double glazed bay window to the front and rear aspect, gas fire with fire surround and a gas central heating radiator.

Kitchen

16' 1" x 10' 4" (4.90m x 3.15m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, sink and drainer, double electric oven, gas hob, extractor fan, plumbing for washing machine, space for free standing fridge freezer, laminate flooring, under stairs storage cupboard, UPVC rear entrance door, UPVC double glazed window to the front, side and rear aspect.

Landing

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

Bedroom One

13' 5" x 10' 3" (4.09m x 3.12m)

With a UPVC double glazed window to the front aspect, cupboard housing the hot water tank and a gas central heating radiator.

Bedroom Two

12' 11" x 8' 4" (3.94m x 2.54m)

With a UPVC double glazed window to the front aspect.

Bedroom Three

13' 4" x 7' 5" (4.06m x 2.26m)

With two UPVC double glazed windows to the rear aspect.

Shower Room

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, fully tiled, gas central heating radiator and a UPVC double glazed window to the

rear aspect.

Rear Garden

A lawned garden, patio seating area, brick built outbuilding with a WC, mature planting to the borders and a timber fence surround.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.



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Beech Tree Road, Featherstone Pontefract

- ***GUIDE PRICE £140,000-£150,000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- In Need Of some Modernisation
- Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118732 - 0004

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