



**Bedford Close, Featherstone Pontefract WF7 5LH**

**Welcome to**

**Bedford Close, Featherstone Pontefract**

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\* The property comprises of entrance porch and hallway, lounge diner, conservatory, kitchen, three bedrooms, family bathroom, double length garage, enclosed rear garden and front garden with driveway.



## **Entrance Porch**

With a UPVC front entrance door and tiled flooring.

## **Entrance Hall**

With under stairs storage, laminate flooring, door to the porch and a gas central heating radiator

## **Lounge**

22' 10" x 12' 11" max ( 6.96m x 3.94m max )

With a UPVC double glazed window to the front aspect, double door to the conservatory, laminate flooring, open fire and two gas central heating radiators.

## **Kitchen**

11' 1" x 8' 9" ( 3.38m x 2.67m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated electric oven and hob, extractor hood, ceramic sink, space for washing machine, laminate flooring, door into the garage and a UPVC double glazed windows to the rear aspect.

## **Conservatory**

9' 9" x 11' 5" ( 2.97m x 3.48m )

Brick and UPVC built, double door to the rear, electrics, ceiling fan and laminate flooring.

## **Landing**

With a UPVC double glazed window to the side aspect and access to the loft.

## **Bedroom One**

11' 8" x 11' 2" ( 3.56m x 3.40m )

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

## **Bedroom Two**

11' 2" x 9' 7" to wardrobes ( 3.40m x 2.92m to wardrobes )

With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

## **Bedroom Three**

7' 6" x 7' 11" ( 2.29m x 2.41m )

With a UPVC double glazed window to the front aspect, bulkhead cupboard and a gas central heating radiator.

## **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, vinyl flooring, boiler cupboard, coving to the ceiling, part tiled, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## **Front Garden**

Resin Driveway, shrubs to the boarders and brick wall surround.

## **Rear Garden**

A lawned garden with small patio seating area, shrubs and trees with a fence surround.

## **Outbuildings**

29' 10" x 9' 7" ( 9.09m x 2.92m )

Brick built with an electric door, door to the garden and concrete flooring.



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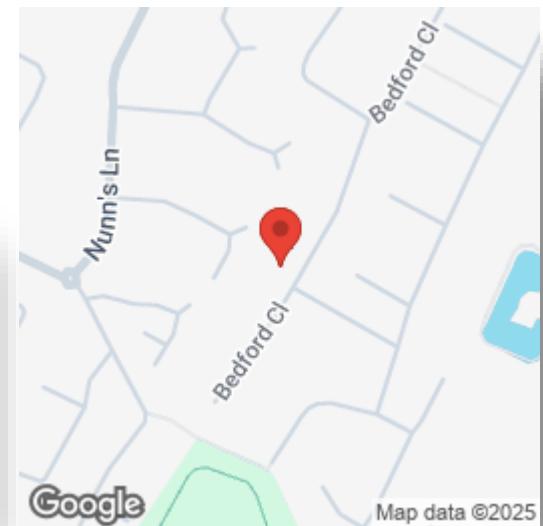
- \*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*
- Three Bedroom Semi-Detached Home
- Conservatory
- Driveway & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£190,000 – £200,000**



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Property Ref:  
PON119015 - 0003

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