

William
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for sale
Pontefract
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Leatham Park Road, Featherstone Pontefract WF7 5DW

Welcome to

Leatham Park Road, Featherstone Pontefract

Two-bedroom mid-terraced home in Featherstone with kitchen/diner, living room, bathroom, driveway for off-street parking, and enclosed rear garden featuring undercover seating and shed. Ideal for comfortable living with practical outdoor space.



Entrance Hall

With a UPVC double glazed front entrance door, laminate flooring and a gas central heating radiator.

Lounge

10' 6" x 15' 5" (3.20m x 4.70m)

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

Kitchen

11' 1" x 12' 3" (3.38m x 3.73m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, space for free standing gas oven, bowl and half sink and drainer, plumbing for washing machine, space for under counter fridge freezer, tiled splash back, gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

Loft hatch with a pull down ladder and housing the boiler.

Bedroom One

12' 8" x 9' 7" (3.86m x 2.92m)

With a UPVC double glazed window to the front aspect and a built in mirrored wardrobe.

Bedroom Two

13' 2" x 10' 2" (4.01m x 3.10m)

With a UPVC double glazed window to the rear aspect and built in mirrored wardrobe.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over, PVC panelled walls and ceiling, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the front aspect.

Front Garden

A double driveway with under cover porch area and timber fencing surround.

Rear Garden

Neatly laid to lawn, decked seating area, two sheds with electric, plants to the borders and a timber fence surround.



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Welcome to

Leatham Park Road, Featherstone Pontefract

- Two Bedroom Mid-Terraced Home
- Modern Kitchen & Modern bathroom
- Popular Location
- Private Rear garden With Under Cover Seating Decked Area
- Double Driveway

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

offers in excess of
£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119205 - 0003

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 Corp 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.

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