



Silkstone Road, Featherstone Pontefract WF7 5PU

Welcome to

Silkstone Road, Featherstone Pontefract

GUIDE PRICE £230,000 - £240,000 A beautifully presented semi-detached home offering three bedrooms, including a master with ensuite, a convenient downstairs WC, driveway parking, and a private rear garden. Ideally located close to shops, schools, pubs, and Featherstone train station!



Entrance Hall

With a composite front entrance door, storage cupboard and a gas central heating radiator with cover.

Wc

With a low level flush WC, wash hand basin with tiled splash back, vinyl floor covering and a gas central heating radiator.

Lounge

14' 4" x 12' 2" (4.37m x 3.71m)

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

Kitchen

15' 5" x 10' 3" (4.70m x 3.12m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, double electric oven, gas hob, extractor hood, a stainless steel bowl and half sink with drainers, integrated fridge freezer, plumbing for washing machine, integrated dishwasher, cupboard housing the boiler, feature panelled wall, French doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

With loft hatch and a gas central heating radiator.

Bedroom One

10' 8" x 12' 2" (3.25m x 3.71m)

With a window to the front aspect and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, vinyl flooring, part tiled to walls and a gas central heating radiator.

Bedroom Two

8' 7" x 11' 10" (2.62m x 3.61m)

With a window to the rear aspect and a gas central heating radiator.

Bedroom Three

6' 7" x 11' 7" (2.01m x 3.53m)

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, part tiled to walls, vinyl floor covering and a gas central heating radiator.

Front Garden

With a tandem driveway to the side of the property, lawn to the front and a timber gate to the rear garden.

Rear Garden

Good size rear garden, patio seating area, outside light, lawned garden and side entrance gate.



view this property online williamhbrown.co.uk/Property/PON119323



Welcome to

Silkstone Road, Featherstone Pontefract

- ***GUIDE PRICE £230,000 - £240,000***
- Three Bedroom Semi-Detached Home
- Immaculately Presented Throughout
- Ensuite To Master Bedroom
- Large Driveway For Ample Off Street Parking

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

guide price

£230,000 - £240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119323



Property Ref:
PON119323 - 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 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.

 **william h brown**
Incorporating
**Porter
Glenny**



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk