

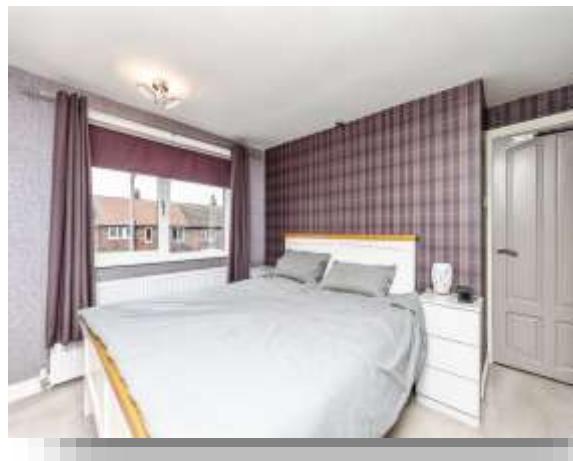


Hardwick Road, Featherstone Pontefract WF7 5JB

Welcome to

Hardwick Road, Featherstone Pontefract

A well presented three bed end-terraced offering a modern dining kitchen, cosy lounge, three bedrooms and a stylish bathroom. Outside features include a large double block paved driveway and an enclosed landscaped rear garden. Ideally located close to local schools.



Entrance Hall

With a composite front entrance door, laminate flooring and a gas central heating radiator.

Lounge

17' 1" x 11' 7" (5.21m x 3.53m)

With a UPVC double glazed window to the front aspect, wall mounted electric fire and laminate flooring.

Dining Kitchen

20' 5" x 9' 6" (6.22m x 2.90m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, wash hand basin, a bowl and half ceramic sink and drainer, tiled splash back, electric oven and hob, extractor fan, under cupboard lighting, plumbing for washing machine, dishwasher, space for fridge freezer, laminate flooring, storage cupboard, UPVC double glazed door to the rear and a window to the side.

Landing

With access to the boarded loft with a pull down ladder.

Bedroom One

10' 4" x 9' 7" (3.15m x 2.92m)

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

Bedroom Two

11' 7" x 11' 5" (3.53m x 3.48m)

With a window to the front, built in wardrobes and a gas central heating radiator.

Bedroom Three

8' 5" x 8' 6" (2.57m x 2.59m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over and screen, extractor fan, chrome heated towel rail, UPVC panelling to the ceiling and walls, tiled flooring and a window to the rear aspect.

Front Garden

A large block paved driveway to the front, side gate and timber fence.

Rear Garden

An enclosed rear garden, garden shed, artificial lawn, block paved patio seating area, side gate and a timber fence surround.



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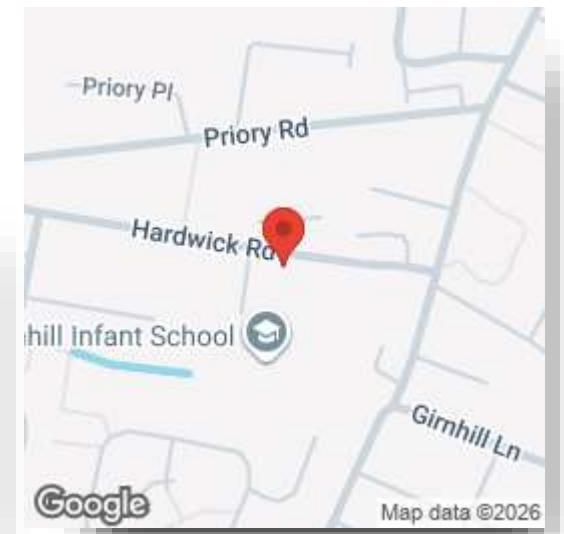
- Nicely presented three bed end terraced home in a popular location
- Modern fitted dining kitchen and comfortable lounge
- Three bedrooms plus a contemporary house bathroom
- Large double block paved driveway and enclosed landscaped rear garden
- Close to local schools, train station and motorway links - ideal for first time buy

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£160,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119424 - 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**



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