



Silkstone Road, Featherstone Pontefract WF7 5PL

Welcome to

Silkstone Road, Featherstone Pontefract

Modern three-storey semi-detached home on Featherstone's Taylor Wimpey development, offering three bedrooms, master ensuite, stylish kitchen/diner, spacious lounge with garden access, family bathroom, downstairs WC, double driveway, and enclosed rear garden. Ready to move straight in.



Entrance Hall

With a UPVC double glazed front entrance door, coat cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, tiled flooring, part tiled walls and a gas central heating radiator.

Lounge

11' 3" x 13' 9" (3.43m x 4.19m)

With a UPVC double glazed French doors to the rear with side glass panel and a gas central heating radiator.

Kitchen/Diner

17' 3" x 10' 5" (5.26m x 3.17m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, electric hob, electric oven, plumbing for washing machine, dishwasher, stainless steel splash back, cupboard housing the combi boiler, under stairs storage cupboard and a window to the front aspect.

Landing

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

Bedroom One

18' 2" x 10' 4" (5.54m x 3.15m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, part tiled to walls, tiled flooring, sky light to the rear and a gas central heating radiator.

Bedroom Two

13' 9" x 11' 4" (4.19m x 3.45m)

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

Bedroom Three

10' 8" x 7' 10" (3.25m x 2.39m)

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, panelled bath with shower attached with screen, tiled floor, part tiled to walls and spot lights to the ceiling.

Front Garden

With a double driveway to the front.

Rear Garden

An enclosed rear garden, neatly laid to lawn with a patio seating area, side gate to the rear and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON119369



Welcome to

Silkstone Road, Featherstone Pontefract

- Three Storey Three Bedroom Home
- Downstairs WC
- Double Driveway
- Ensuite To Master Bedroom
- Fully Enclosed Garden To Rear

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

£235,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119369



Property Ref:
PON119369 - 0006

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 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



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk