



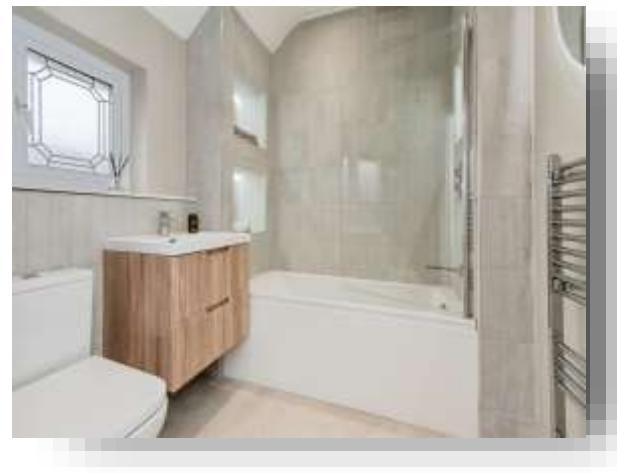
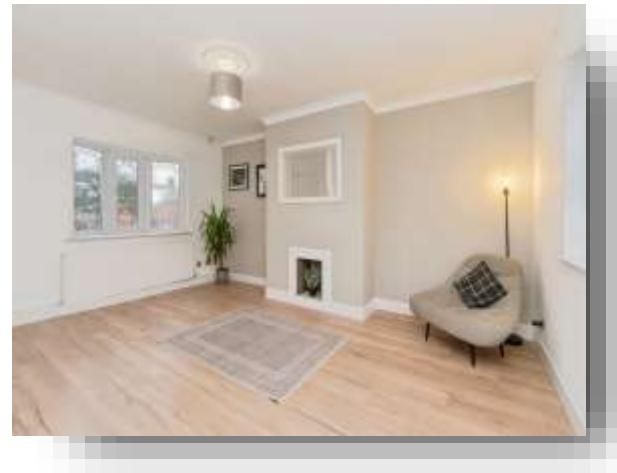
**Beech Tree Road, Featherstone Pontefract WF7 5EB**

william  
h brown

**Welcome to**

**Beech Tree Road, Featherstone Pontefract**

A beautifully modernised three-bedroom semi-detached home in a popular Featherstone location, featuring a stunning dining kitchen, stylish bathroom, spacious lounge, and three good-sized bedrooms. Close to local amenities, schools, and the train station, Ideal for the first time buyer!!



## **Rear Hall**

With a UPVC rear door and storage cupboard.

## **Entrance Hall**

With a UPVC double glazed entrance door and a gas central heating radiator.

## **Lounge**

16' 3" x 11' 10" ( 4.95m x 3.61m )

With two bay windows to the front and rear, laminate flooring and a gas central heating radiator.

## **Kitchen**

16' 4" x 9' 9" ( 4.98m x 2.97m )

A fitted kitchen consisting of wall, base and drawer units with wood work surfaces over, stainless steel sink and drainer, island unit with base units, electric hob, electric hob, extractor fan, laminate flooring, integrated dishwasher, washing machine, fridge freezer, cupboard housing the boiler, window to the side, rear and front aspects.

## **Landing**

With a window to the rear, loft hatch and a gas central heating radiator.

## **Bedroom One**

13' 4" x 10' 3" ( 4.06m x 3.12m )

With a window to the front, storage cupboard and a gas central heating radiator.

## **Bedroom Two**

12' 10" x 8' 4" ( 3.91m x 2.54m )

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

## **Bedroom Three**

13' 2" x 7' 4" ( 4.01m x 2.24m )

With two windows to the rear 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, tiled walls, tiled flooring, spot lights to the ceiling and two windows to the rear.



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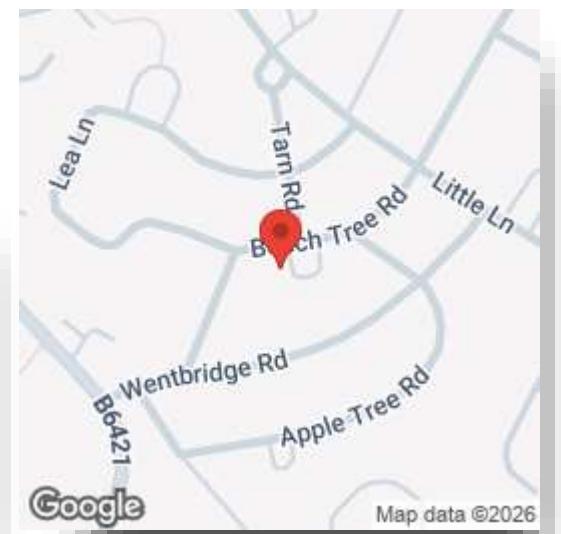
### Beech Tree Road, Featherstone Pontefract

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Fully Renovated Throughout
- Modern Dining Kitchen
- Modern Bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£180,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON119480 - 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**



**01977 791406**



Pontefract@williamhbrown.co.uk



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



**williamhbrown.co.uk**