



Priory Road, Featherstone Pontefract WF7 5JX

Welcome to

Priory Road, Featherstone Pontefract

A beautifully finished two-bedroom semi-detached home with a newly fitted kitchen, modern bathroom, underfloor heating and full rewiring. Offered with NO ONWARD CHAIN, it includes off-street parking and a private rear garden.



Entrance Hall

With a UPVC double glazed front entrance door and window.

Lounge

8' 7" x 16' 10" (2.62m x 5.13m)

With a window to the rear, under floor heating and laminate flooring.

Kitchen

10' x 10' 7" (3.05m x 3.23m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, laminate flooring, space for washing machine and dishwasher, electric oven, electric hob, extractor fan, glass splash back, cupboard housing the boiler and a window to the front aspect.

Lean To

With tiled flooring, rear timber door, and timber framed windows.

Conservatory

7' 3" x 13' 9" (2.21m x 4.19m)

With a door to the rear and side.

Landing

With loft hatch, laminate flooring and a storage cupboard.

Bedroom One

8' 8" x 16' 10" (2.64m x 5.13m)

With two windows to the rear, laminate flooring and two gas central heating radiators.

Bedroom Two

11' 9" x 8' 8" (3.58m x 2.64m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, tiled flooring, panelled bath with mixer tap and a window to the front.

Front Garden

A lawned garden to the front, shared pathway to the front and off street parking.

Rear Garden

A timber fence surround and brick built out building.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Priory Road, Featherstone Pontefract

- Two Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Newly Fitted Kitchen
- Modern Bathroom
- Underfloor Heating

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

£142,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119784 - 0005

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