



Silkstone Road, Featherstone Pontefract WF7 5PL

Welcome to

Silkstone Road, Featherstone Pontefract

GUIDE PRICE £230,000-£240,000A modern three-storey semi-detached home offered with no chain, featuring a kitchen and downstairs W/C, two bedrooms and a bathroom on the first floor, and a master suite with ensuite to the top floor. With two parking spaces and a private rear garden,



Entrance Hall

With a composite front entrance door.

Wc

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

Kitchen

10' 6" x 17' 4" (3.20m x 5.28m)

A fitted kitchen consisting of wall, base and drawer units with work surface over, 5 ring gas hob, double electric oven, stainless steel splash back, a bowl and half stainless steel sink and drainer, cupboard housing the boiler, extractor fan, tiled flooring, spot lights to the ceiling, gas central heating radiator and a window to the front.

Landing

With a window to the front and side.

Bedroom Two

12' 10" x 11' 5" (3.91m x 3.48m)

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

Bedroom Three

10' 8" x 7' 2" (3.25m x 2.18m)

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

Bedroom One

17' x 8' 9" (5.18m x 2.67m)

With build in mirrored wardrobes.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, palled bath, fully tiled and a gas central heating radiator.

Front Exterior

With a double driveway and access down the side to the rear garden.

Rear Garden

A lawned garden, paved patio seating area, timber fence surround and gate to the front.

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

Silkstone Road, Featherstone Pontefract

- ***GUIDE PRICE £230,000-£240,000**
- NO CHAIN
- Deceptively Spacious
- Amazing Master Bedroom With EnSuite Facilities
- Great Location

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

guide price

£230,000 - £240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119619 - 0004

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.

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