



Ravensmead, Featherstone Pontefract WF7 5AQ

Welcome to

Ravensmead, Featherstone Pontefract

Modern three-bedroom semi in popular Purston with entrance hall, open-plan kitchen/diner, contemporary bathroom, driveway, garage and enclosed rear garden. Close to schools, amenities and leisure facilities.



Entrance Hall

With a front entrance door, storage cupboard and tiled flooring.

Living Room

13' 5" x 11' 8" (4.09m x 3.56m)

With a window to the front, open fire place with a tile base and wooden top and a gas central heating radiator.

Kitchen

20' x 10' 2" (6.10m x 3.10m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, sink, space for range oven, space for American fridge freezer, breakfast bar, extractor hood, spot lights, gas central heating radiator, window to the rear, door to the side and double door to the rear.

Landing

With a window to the side, wood panelled on stairs, storage cupboard, access to the loft with a ladder and a gas central heating radiator.

Bedroom One

12' 4" x 10' 11" + Recess (3.76m x 3.33m + Recess)

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

Bedroom Two

11' 8" x 10' 1" (3.56m x 3.07m)

With a window to the rear, sliding wardrobes and a gas central heating radiator.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, extractor fan, part tiled walls, tiled flooring and a towel radiator.

Front Garden

A lawn, tarmac driveway and car port to the side.

Rear Garden

A lawned garden, paved patio seating area, brick garage and fenced surround.

Garage

With a window to the side, electric, side door and manual up and over door.

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

Ravensmead, Featherstone Pontefract

- Immaculate move in condition!
- Three Bedroom Semi-Detached House
- Open Plan Lounge, Kitchen/Diner
- Driveway and Garage
- Popular Location

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

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119641 - 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.

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