



Houndhill Lane, Featherstone Pontefract WF7 5AH



welcome to

Houndhill Lane, Featherstone Pontefract

**** GUIDE PRICE £260,000 - £270,000 *** The property comprises of a spacious entrance hall, large lounge diner, kitchen, utility room, downstairs WC, three bedrooms, family bathroom, front and rear gardens, drive and garage.



Entrance Hall

With a front entrance door, laminate flooring, under stairs storage and gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, extractor fan, gas central heating radiator and laminate flooring,

Lounge/Diner

27' 3" x 11' 11" (8.31m x 3.63m)

With sliding doors to the rear, tiled hearth and marble surround, laminate flooring and two gas central heating radiators.

Kitchen

9' 9" x 8' 7" (2.97m x 2.62m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated electric hob, electric oven, extractor hood, stainless steel splash back, ceramic sink, space for dish washer, tiled splash back, laminate flooring, gas central heating radiator, door to the side and a window to the rear.

Utility Room

7' 3" x 8' 11" (2.21m x 2.72m)

With space for washing machine, tumble dryer, fridge freezer, laminate flooring and a window to the side.

Landing

With a gas central heating radiator and cupboard housing the boiler.

Bedroom One

12' x 10' 1" (3.66m x 3.07m)

With a window to the rear, built in cupboard and a gas central heating radiator.

Bedroom Two

10' 9" x 12' (3.28m x 3.66m)

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

Bedroom Three

8' 10" x 6' 7" (2.69m x 2.01m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in rain shower cubicle, fully tiled walls, panelled ceiling, spot lights to the ceiling, loft access, vinyl flooring and a towel radiator.

Front Garden

A tarmac driveway, lawn, palm trees and tiled at the front.

Rear Garden

A lawned garden, paved patio, wooden shed, shrubs and wooden fence surround. External double electric socket. Outside storage cupboard with double glazed door on the side of the property. Garden shed for storage with power.

Garage

A brick garage with power and lighting, fibre glass roof and manual up and over door.



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welcome to

Houndhill Lane, Featherstone Pontefract

- **** GUIDE PRICE £260,000 - £270,000 ***
- Three-Bedroom Semi-Detached House
- Close to Local Amenities and Schools
- Modernised Throughout
- Drive and Garage

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

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119348 - 0006

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