

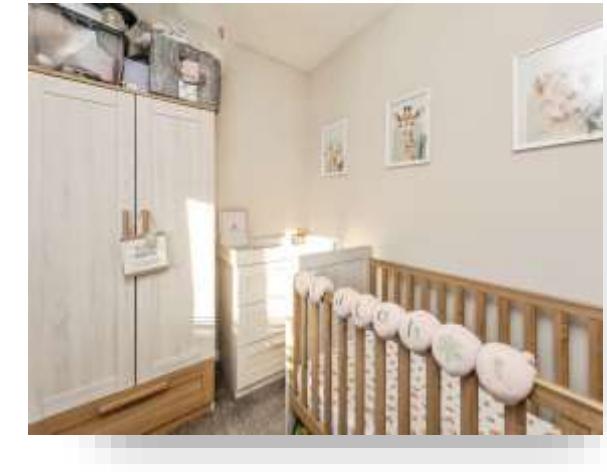
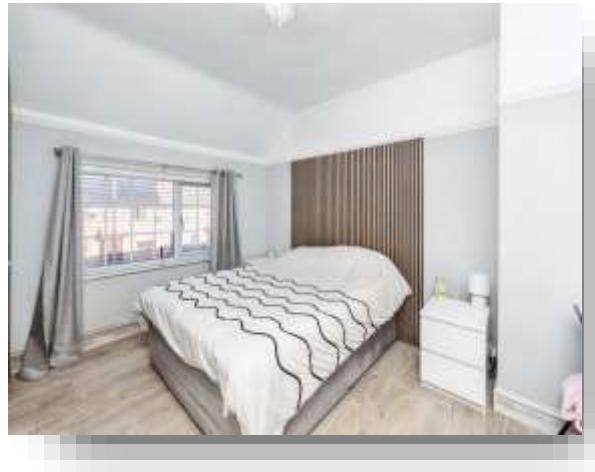
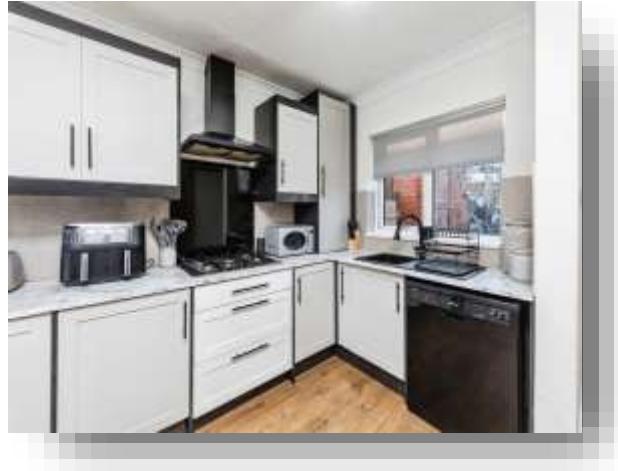


Lea Lane, Featherstone Pontefract WF7 5EE

Welcome to

Lea Lane, Featherstone Pontefract

GUIDE PRICE £170,000 - £180,000 Modern three-bedroom end-terrace in Featherstone with kitchen/diner, living room, conservatory, enclosed rear garden and outside WC. Stylish throughout and ideal for first-time buyers or a young family.



Entrance Hall

With a door to the front and laminate flooring.

Lounge

16' 1" x 11' 6" (4.90m x 3.51m)

With a double door to the rear, electric fire, window to the front, laminate flooring and a gas central heating radiator.

Kitchen

16' 1" x 10' 5" (4.90m x 3.17m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, composite sink and drainer, integrated gas hob, electric oven, extractor hood, space for American fridge freezer, dishwasher, boiler cupboard, door to the rear, window to the front and rear and a gas central heating radiator.

Conservatory

9' 11" x 9' (3.02m x 2.74m)

Constructed under UPVC and brick, tiled flooring, ceiling fan, electric radiator, plug sockets and blinds.

Landing

With access to the loft, two windows to the rear, laminate flooring, gas central heating radiator and wood panelling.

Bedroom One

12' 11" x 10' 7" (3.94m x 3.23m)

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

Bedroom Two

11' 6" x 8' 3" (3.51m x 2.51m)

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

Bedroom Three

7' 8" x 8' 3" (2.34m x 2.51m)

With a window 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, bath with shower over, part tiled, laminate flooring, towel radiator, extractor fan and a window to the rear.

Front Garden

With a raised bed.

Rear Garden

With a paved path, patio, flower beds, wooden shed, astro turf, outdoor WC and a raised patio seating area.



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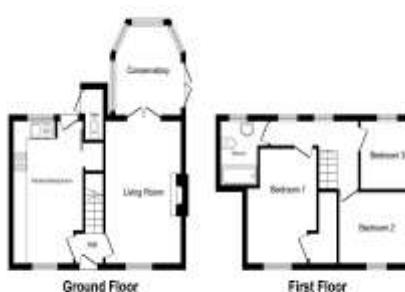
- ***GUIDE PRICE £170,000 - £180,000***
- Three Bedroom End-Terrace Home
- Conservatory
- Outside WC
- Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£170,000 - £180,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119382 - 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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