

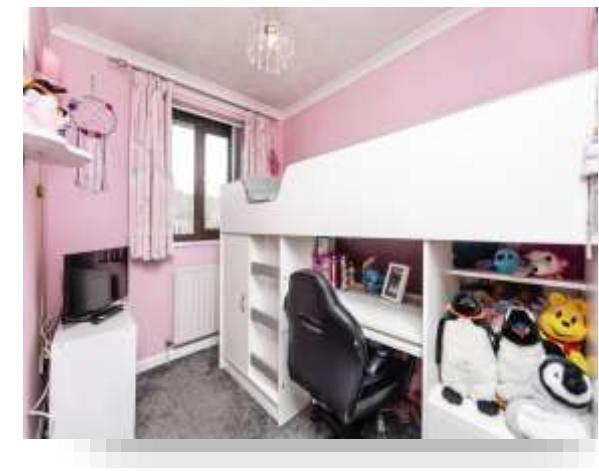
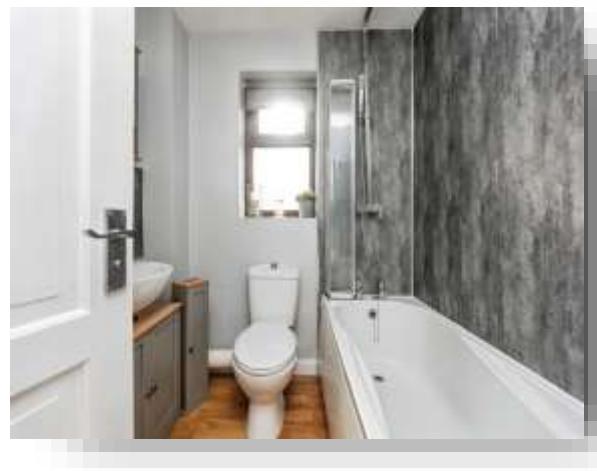
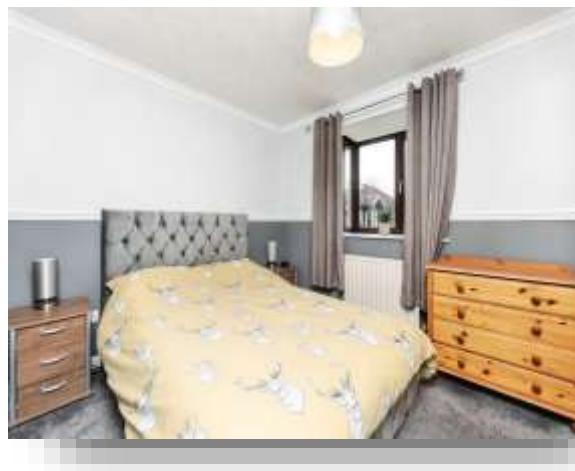


Clayton Court, Featherstone Pontefract WF7 5BS

Welcome to

Clayton Court, Featherstone Pontefract

A modern three-bedroom semi-detached home in a quiet cul-de-sac, offered with no chain. Features include a bright lounge, contemporary dining kitchen, three bedrooms, and a house bathroom. Enjoy a private rear garden and allocated parking to the rear. Situated in a popular location of Featherstone.



Entrnce Hall

A composite front entrance door and gas central heating radiator.

Lounge

14' 7" x 9' 10" (4.45m x 3.00m)

With a UPVC double glazed windows to the front, under stairs storage cupboard and a gas central heating radiator.

Dining Kitchen

13' 1" x 9' 8" (3.99m x 2.95m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, grill, extractor fan, stainless steel splash back, stainless steel sink and drainer, space for free standing fridge freezer, plumbing for washing machine, French doors to the rear and a window to the rear.

Bedroom One

8' 10" x 10' 10" (2.69m x 3.30m)

With a bay window to the front, shelved cupboard, built in wardrobes, access to the part boarded loft with pull down ladder and a gas central heating radiator.

Bedroom Two

9' 6" x 6' 6" (2.90m x 1.98m)

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

Bedroom Three

6' 2" x 6' 7" (1.88m x 2.01m)

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, panelled bath with shower over, chrome heated towel rail, vinyl floor covering and a window to the rear.

Rear Garden

A timber fenced and timber gate surround, raised decked seating area which is neatly laid to lawn, patio seating area and double parking space to the rear.

Garden Shed

15' 5" x 6' 3" (4.70m x 1.91m)



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Welcome to

Clayton Court, Featherstone Pontefract

- Three Bedroom Semi Detached Home
- NO ONWARD CHAIN
- Modern Dining Kitchen
- Modern Family Bathroom
- Private Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£160,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119522 - 0002

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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