

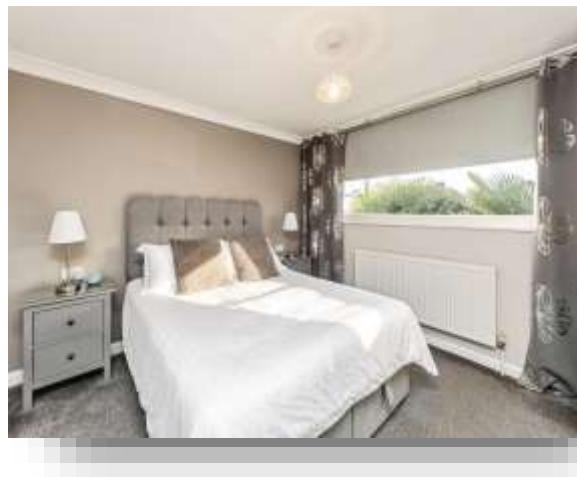
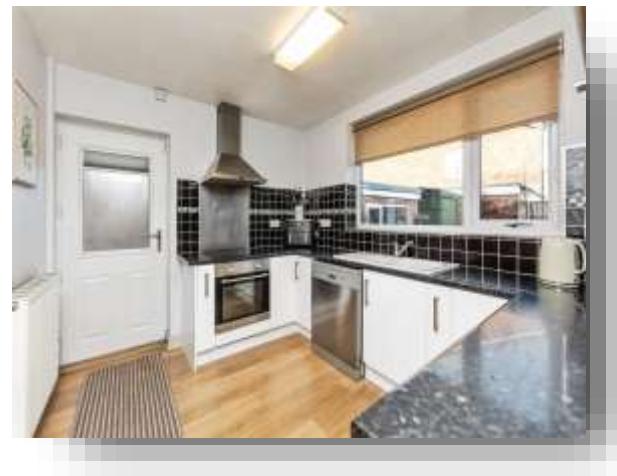


Houndhill Lane, Featherstone Pontefract WF7 5AH

Welcome to

Houndhill Lane, Featherstone Pontefract

GUIDE PRICE £270,000 - £280,000 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 £270,000 - £280,000***
- 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

£270,000 - £280,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119348 - 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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