



Flat 1 Post Office Road, Featherstone Pontefract WF7 5EP

Welcome to

Flat 1 Post Office Road, Featherstone Pontefract

Three bedroom GROUND FLOOR apartment close to local amenities and both road and rail networks. Ideal for the first time buyer or young family, viewing is highly recommended.



Entrance Hallway

With a double glazed side entrance door, alarm and giving access to the lounge and dining room.

Entrance Hall

With laminate flooring and electric wall heater.

Lounge

19' 3" x 13' 4" (5.87m x 4.06m)

With two UPVC double glazed windows to the rear and double glazed French doors leading out into the communal area at the back, two electric heaters and electric fire with fire surround.

Kitchen

9' 2" x 9' 1" (2.79m x 2.77m)

A fully fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, a stainless steel one and a half bowl sink and drainer, a UPVC double glazed window to the side, electric oven, electric hob and extractor hood. There is plumbing for washing machine, tiled flooring, integrated fridge freezer and a UPVC double glazed window to the side aspect.

Bedroom One

9' 7" x 17' 5" (2.92m x 5.31m)

With two double glazed windows to the front and an electric storage heater.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, chrome heated towel rail and tiled flooring.

Bedroom Two

16' 7" x 8' 9" (5.05m x 2.67m)

With a double glazed window to the side aspect, walk in wardrobe and an electric heater.

Bedroom Three

14' 1" max x 6' 5" (4.29m max x 1.96m)

With a UPVC double glazed window to the side and an electric heater.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over and screen, part tiled to the walls, tiled flooring, extractor fan and an electric heater.

Front Garden

A pebbled garden to the front with wrought iron gates and fencing.

Rear Garden

An enclose rear garden, patio seating area, timber fencing surround with a side gate, garden shed, access leading down the side and 2 parking spaces.



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Welcome to

Flat 1 Post Office Road, Featherstone Pontefract

- Three Bedroom Ground Floor Apartment
- Excellent Location
- Well Appointed
- Good Size Accommodation
- Close To Local Amenities

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON118832 - 0005

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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