



**Fox Road, Featherstone Pontefract WF7 5PZ**



## Welcome to

### Fox Road, Featherstone Pontefract

\*\*\*GUIDE PRICE £330,000 - £340,000\*\*\* A four-bedroom detached house in Featherstone featuring a lounge with garden doors, modern kitchen diner, utility and WC, four double bedrooms with en-suite to master, family bathroom, front drive, low-maintenance rear garden and garage playroom.



### **Entrance Hall**

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

### **Wc**

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

### **Lounge**

19' 11" x 11' 4" ( 6.07m x 3.45m )

With a window to the front, double door to the rear, two windows to the rear and a TV point.

### **Kitchen**

19' 10" x 11' 8" max ( 6.05m x 3.56m max )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, stainless steel sink and drainer, integrated electric oven, gas hob, extractor hood, dishwasher, fridge freezer, storage solutions, LVT flooring, spot lights to the ceiling, two gas central heating radiators and windows to the front, side and rear.

### **Utility Room**

6' 6" x 4' 9" ( 1.98m x 1.45m )

With Quartz work surfaces, washing machine, tumble dryer, boiler cupboard, LVT flooring, gas central heating radiator and a door to the rear.

### **Landing**

With access to the loft and airing cupboard.

### **Bedroom One**

12' 3" x 11' 6" ( 3.73m x 3.51m )

With a window to the rear with shutters, TV point and gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, part tiled to walls, spot lights to the ceiling, tiled flooring and a window to the rear.

### **Bedroom Two**

11' 10" x 9' 8" ( 3.61m x 2.95m )

With windows to the side and rear with shutters and a gas central heating radiator.

### **Bedroom Three**

9' 11" x 8' 3" ( 3.02m x 2.51m )

With windows to the front and side and LVT flooring.

### **Bedroom Four**

11' 8" x 7' 4" ( 3.56m x 2.24m )

With a window to the front with shutters and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with rainfall shower over, extractor fan, spot lights to the ceiling, half tiled walls, tiled flooring, gas central heating radiator and a window to the front.

### **Front Garden**

A tarmac driveway, lawn and paved path.

### **Rear Garden**

Wooden fence, side access, Indian stone patio seating area, pergola, artificial lawn, decked seating area and access to the garage.

### **Play Room**

13' 1" x 8' 6" ( 3.99m x 2.59m )

Converted half garage into a play room, double door to the rear garden, spot lights and double door to front of garage for storage.



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### Fox Road, Featherstone Pontefract

- \*\*\*GUIDE PRICE £330,000 - £340,000\*\*\*
- Four Bedroom Detached Family Home
- Modern Kitchen Diner
- Downstairs WC
- Ensuite To Master

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

**£330,000 - £340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119549 - 0006

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