



Girnhill Lane, Featherstone Pontefract WF7 5NF



Welcome to

Girnhill Lane, Featherstone Pontefract

GUIDE PRICE £150,000-£160,000 A fantastic two-bedroom semi-detached home, ready for someone to make it their own. With an ideal location close to transport links and local amenities, it's perfect for buyers looking for a move-in-ready property. Early viewings are highly recommended.



Entrance Hall

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

Wc

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

Open Plan Lounge & Kitchen

23' 2" x 13' 7" (7.06m x 4.14m)

With a UPVC double glazed French doors to the rear, laminate flooring, two gas central heating radiators. A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, extractor fan, plumbing for washing machine and dishwasher, space for fridge freezer, tiled splash back, stainless steel sink and drainer, tiled flooring and a UPVC double glazed window to the front aspect.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

13' 9" x 9' 1" (4.19m x 2.77m)

With two UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two

13' 8" x 8' 7" (4.17m x 2.62m)

With two UPVC double glazed window to the front aspect, storage cupboard, cupboard housing the boiler and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, tiled flooring, part tiled to walls and a gas central heating radiator.

Front Garden

A shared driveway to the side aspect.

Rear Garden

With a lawned garden, decked seating area, timber gate leads to the driveway and a timer fence surround.



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Welcome to

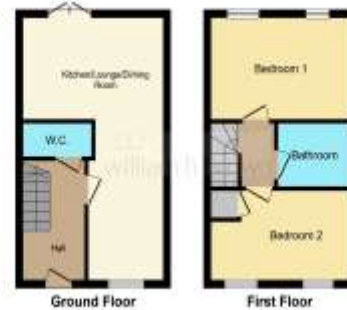
Girnhill Lane, Featherstone Pontefract

- ***GUIDE PRICE £150,000-£160,000***
- NO ONWARD CHAIN
- Downstairs WC
- Shared Driveway
- Ideal First time Buyer Home

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£150,000 - £160,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON118506 - 0006

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