



Fox Road, Featherstone Pontefract WF7 5PZ



welcome to

Fox Road,

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.



view this property online williamhbrown.co.uk/Property/PON119549



Welcome to

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

view this property online [williamhbrown.co.uk/Property/PON119549](https://www.williamhbrown.co.uk/Property/PON119549)



Property Ref:
PON119549 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)