



Warren Court, Featherstone Pontefract WF7 5FL

Welcome to

Warren Court, Featherstone Pontefract

GUIDE PRICE £300,000 - £310,000A modern detached home set on a popular development, offering generous living throughout. Highlights include solar panels, a lounge, dining kitchen, utility room and downstairs W/C, plus four bedrooms, an en-suite and a contemporary house bathroom.



Entrance Hall

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

Wc

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

Lounge

14' 8" x 11' 9" (4.47m x 3.58m)

With a window to the front, fire surround, electric fire and a gas central heating radiator.

Dining Kitchen

18' 9" x 11' 9" (5.71m x 3.58m)

Fitted kitchen consisting of wall, base and drawer units with work surfaces over, double electric oven, gas hob, a bowl and half stainless steel sink and drainer, glass splash back, integrated fridge freezer, dishwasher, tiled flooring, cupboard housing the boiler, UPVC French doors to the rear, window to the rear and a gas central heating radiator.

Utility Room

5' 7" x 4' 6" (1.70m x 1.37m)

With base units, work surfaces, tiled flooring and a gas central heating radiator.

Landing

With access to the loft with a pull down ladder and a gas central heating radiator.

Bedroom One

10' 8" x 11' 5" (3.25m x 3.48m)

With a window to the front, built in wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in electric shower, fully tiled and a chrome heated towel rail.

Bedroom Two

9' 5" x 11' 8" (2.87m x 3.56m)

With a window to the rear, built in wardrobes and a gas central heating radiator.

Bedroom Three

10' 6" x 9' 3" (3.20m x 2.82m)

With a window to the rear and a gas central heating radiator.

Bedroom Four

7' 8" x 7' 4" (2.34m x 2.24m)

With a window to the front, built in wardrobe and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, fully tiled and a chrome heated towel rail.

Front Garden

A great size driveway to the side leading to the detached garage and an electric charger.

Rear Garden

Neatly Laid to lawn, raised decked seating area, patio seating area, timber fencing surround, side door into the garage and access to the driveway.

Garage

With an up and over door.



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Welcome to

Warren Court, Featherstone Pontefract

- ***GUIDE PRICE £300,000 - £310,000***
- Must be viewed
- Spacious layout with lounge, dining kitchen, utility room and downstairs WC
- Four bedrooms, including a master with ensuite, plus a modern family bathroom
- Energy efficient solar panels installed

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

guide price

£300,000 - £310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119466 - 0006

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