



Avon Walk, Featherstone Pontefract WF7 6JR

welcome to

Avon Walk, Featherstone Pontefract

Spacious and well-presented 2/3 bedroom detached bungalow on a superb corner plot with wrap-around gardens, large drive and garage. Features a through lounge, dining room, fitted kitchen, bathroom with separate WC and a versatile third bedroom with conservatory. Close to amenities and transport.



Lounge

18' x 11' 7" (5.49m x 3.53m)

Dining Room

12' 5" x 8' 4" (3.78m x 2.54m)

Reception Room

8' 6" x 8' 5" (2.59m x 2.57m)

Kitchen

14' 3" x 7' 9" (4.34m x 2.36m)

Conservatory

9' 6" x 10' 8" (2.90m x 3.25m)

Bedroom One

8' 8" x 12' 5" (2.64m x 3.78m)

Bedroom Two

8' 6" x 12' 5" (2.59m x 3.78m)

Bathroom**Separate Wc****Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Avon Walk, Featherstone Pontefract

- Detached bungalow
- NO ONWARD CHAIN
- Wrap-around gardens
- Large driveway And Detached Garage
- Versatile rooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON120071 - 0002

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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