

MoveNow Properties



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FOR SALE

Warren Court, Featherstone,

Pontefract, WF7 5FL

3 Bedroom, Semi Detached

OIEO £200,000



Movenowproperties are proud to present this 3 bedroom semi detached family home for sale. Set over 3 floors, with master bedroom having en-suite, attractive dining kitchen and cloakroom. This property must be viewed to fully appreciate.

- Set over 3 floors
- Open plan dining kitchen
- Modern & stylish finish
- Enclosed rear garden
- Driveway for 2 vehicles
 - Built in 2018
- Must be viewed to be appreciated
 - EPC rating B

Accommodation briefly comprises:

Upvc door leading to hallway and stairs with door to dining kitchen.

Kitchen

Measurements: 17' 1" x 10' 3" (5.21m x 3.12m)

Modern kitchen with a range of wall and base units in cream with complementary work surfaces, breakfast bar, electric oven and gas hob with extractor above, integrated dishwasher, integrated washing machine, space for fridge/freezer set within kitchen cupboard, double glazed window to front elevation, useful understairs storage and space for dining table.



WC

Measurements: 5' 0" x 3' 0" (1.53m x 0.92m)

Having low flush WC, corner wash basin, radiator and neutrally decorated.



Living Room

Measurements: 13' 8" x 11' 3" (4.17m x 3.44m)

Cosy living room with carpet flooring, neutrally decorated, radiator and French doors leading to rear garden allowing lots of natural light.



Stairs & Landing

Having carpet flooring, storage cupboard adjacent to entrance door and doors leading to separate rooms.



Bedroom 2

Measurements: 13' 7" x 11' 3" (4.14m x 3.43m)

Spacious double bedroom located on the first floor, carpet flooring, radiator, double glazed window overlooking rear aspect and neutrally decorated.



Bathroom

Measurements: 6' 11" x 6' 0" (2.11m x 1.83m)

Comprising of a 3 piece suite in white, low flush WC, wall hung wash basin, bath with overhead mains shower and glass shower screen, part tiling to walls and laminate flooring.



Bedroom 3

Measurements: 10' 5" x 6' 11" (3.18m x 2.12m)

Good sized single bedroom (currently used as home office) with carpet flooring, double glazed window and radiator.



Bedroom 1

Measurements: 21' 0" x 10' 3" (6.40m x 3.13m)

Situated on the top floor is this large double bedroom with additional space suitable for dressing area (currently used as gym space). Having carpet flooring, double glazed window to front, radiator and door to en-suite.



En-suite

Measurements: 8' 7" x 4' 5" (2.61m x 1.34m)

Shower cubicle, low flush WC, pedestal wash basin, Velux window, part tiling to walls, chrome towel heater and vinyl flooring.



Outside

To the front of the property is driveway suitable for 2 vehicles offering off road parking.

To the rear is an enclosed garden with small patio area, decked area and lawn space, also benefitting from side gate allowing access to rear garden.



Notes

Taylor Wimpey development built in 2018 with easy access to local amenities, schools and transportation links.

Tenure

Freehold

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

Free valuations

Considering selling or letting your property?

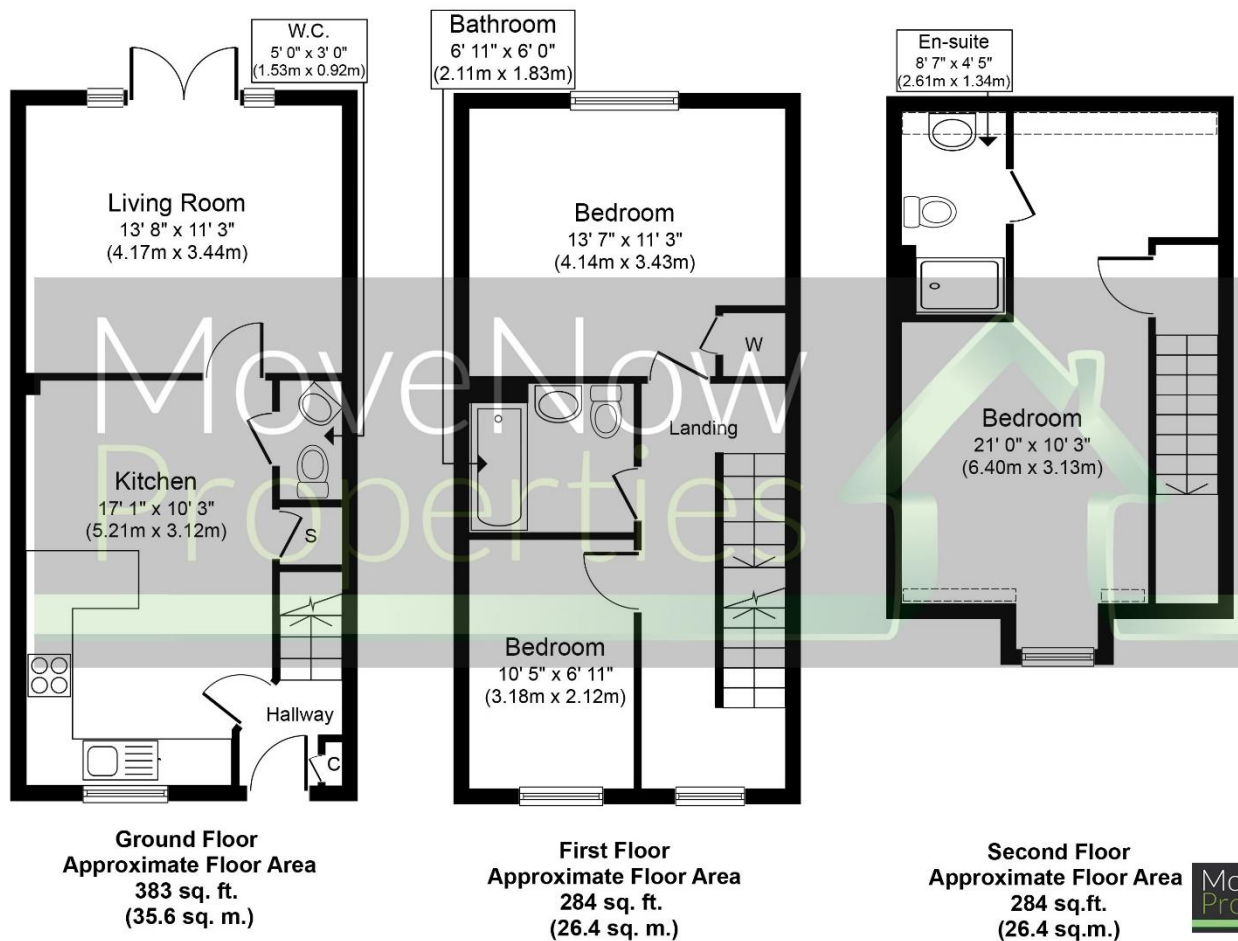
For a free valuation on your property please do not hesitate to contact us:

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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



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