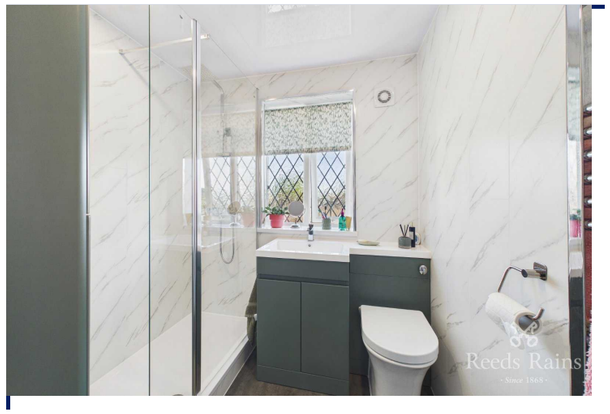
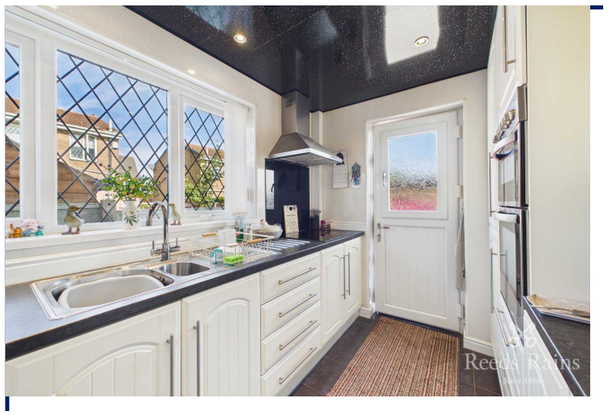


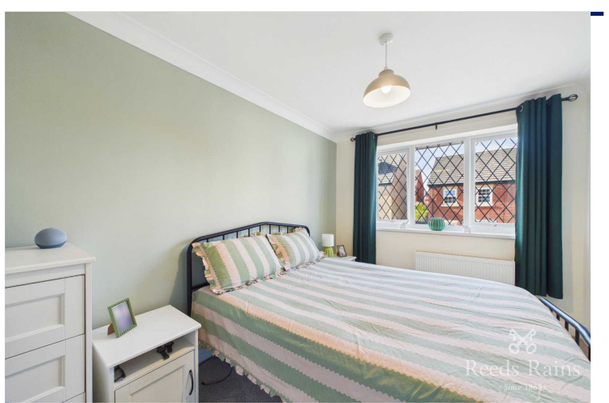


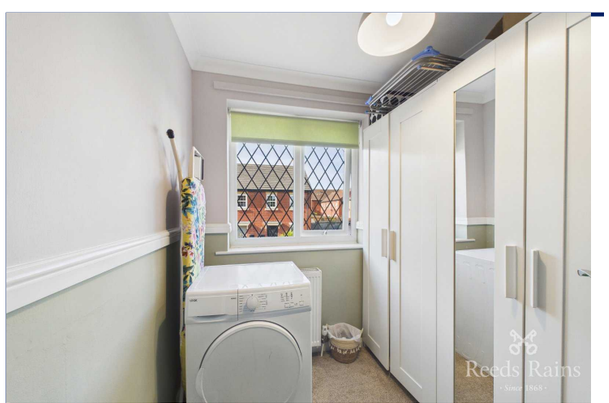












Girnhill Lane, Featherstone,
Pontefract, West Yorkshire, WF7

Asking Price: £185,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Girnhill Lane, Featherstone, Pontefract, West Yorkshire, WF7

Asking Price: £185,000 Freehold

Council Tax Band: B
EPC Rating: D

Looking for a family home or perhaps you're a first-time buyer? Take a look at this spacious three-bedroom semi-detached home, which has been completely renovated by its current owners and is ready to move into.
Ideally located close to a range of local amenities, well-regarded schools and excellent transport links, this property offers modern, comfortable living and would make an ideal home for a growing family or first-time buyer.

Ground Floor
Entrance Hall , door leading to the living room, radiator.

Entrance Hall

Living Room
10' x 25' (3.05m x 7.62m)
The room features a window overlooking the front elevation, an open staircase leading to the first floor, an electric log-effect fire, a radiator, and an archway leading through to the dining area which also has a radiator.

Kitchen
7'2" x 9'11" (2.18m x 3.02m)
A modern, fully fitted kitchen comprising a range of wall and base units with coordinating worktops, an inset sink and drainer, an electric oven and hob, an integrated fridge/freezer, and plumbing for a washing machine. A window overlooks the side elevation, while a door provides access to the rear garden.
Radiator.

First Floor

Bedroom Two
8'3" x 12'3" (2.51m x 3.73m)
Window overlooking the rear elevation and radiator.

Bedroom One
8'2" x 12'6" (2.5m x 3.8m)
Window overlooking the front elevation, radiator.

Bedroom Three
6'5" x 6'8" (1.96m x 2.03m)
Window overlooking the rear elevation and radiator.

House Bathroom
6'6" x 6'3" (1.98m x 1.9m)
Modern contemporary shower room comprising a walk-in shower, low-level WC, vanity wash hand basin, and radiator.

Exterior
To the front of the property is a block-paved garden with access to the side garden. To the rear of the property is a fully enclosed courtyard garden with garage.

Council Tax
Council Tax Band B

Agents note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk