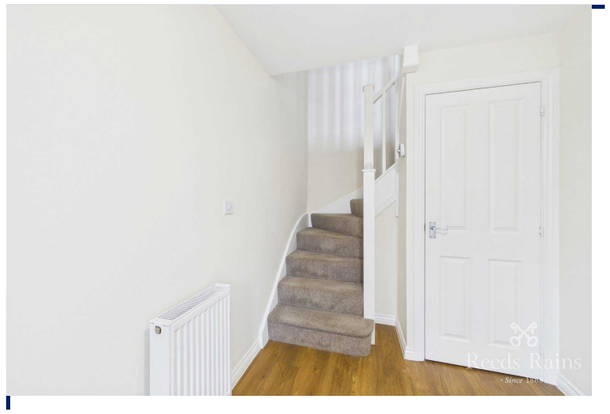
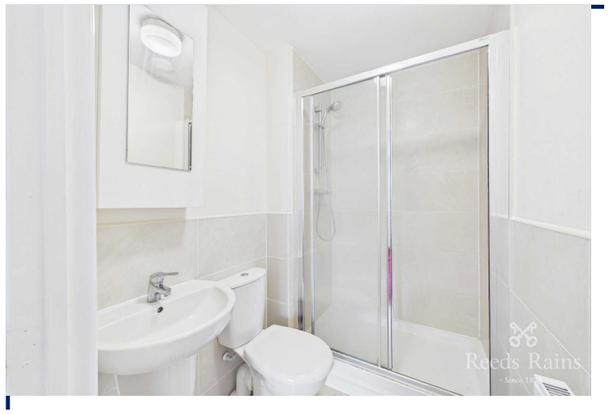
















Colliers Road, Featherstone,
Pontefract, West Yorkshire, WF7

Asking Price: £310,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Colliers Road, Featherstone, Pontefract, West Yorkshire, WF7

Asking Price: £310,000 Freehold

Council Tax Band: D
EPC Rating: C

Are you searching for the perfect family home, ready to move straight into and ideally located close to popular schools and a range of local amenities? Then look no further! This attractive property is offered for sale with NO ONWARD CHAIN and is ready to welcome its new owners. An ideal opportunity for families and buyers alike to make this wonderful house their home.

Ground Floor

Entrance Hall
A spacious entrance hallway with stairs leading to the first floor and a radiator.

Dining Kitchen
11'7" x 19'7" (3.53m x 5.97m)
A fully fitted kitchen comprising a range of wall and base units with matching worktops, incorporating a built-in electric oven, gas hob and extractor fan. The kitchen also benefits from a breakfast bar, radiators and windows overlooking both the front and side elevations.

Utility Area
6'8" x 4'9" (2.03m x 1.45m)
plumbing for washing machine, radiator.

WC
Two piece suite comprising of wash hand basin and low level wc, radiator.

Living Room
11'3" x 19'7" (3.43m x 5.97m)
“French doors leading onto the side elevation, with a window overlooking the front elevation and a radiator positioned beneath the window.”

First Floor

Master Bedroom
11'5" x 11' (3.48m x 3.35m)
A spacious master bedroom featuring a window overlooking the side elevation, a door leading to the en-suite bathroom and a radiator.

En -suite
6'6" x 4'8" (1.98m x 1.42m)
A three-piece en-suite comprising a wash hand basin, low-level WC and shower cubicle, complemented by an extractor fan.

Bathroom
A three-piece en-suite comprising a wash hand basin, low-level WC and shower cubicle, complemented by an extractor fan.

Bedroom
12' x 9'9" (3.66m x 2.97m)
A spacious bedroom featuring built-in wardrobes, a window providing natural light and a radiator.

Bedroom
10' x 9'7" (3.05m x 2.92m)
A spacious bedroom, with two windows providing natural light and a radiator.

Bedroom
10'1" x 8'3" (3.07m x 2.51m)
A well-proportioned bedroom featuring a window providing natural light and a radiator.

Exterior
To the front of the property is a hedge providing a degree of privacy. To the side is a private garden featuring a lawned area and patio, ideal for outdoor seating and entertaining. A driveway provides off-street parking and leads to a detached garage.

Council Tax
Council Tax Band D

Agents Notes
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.

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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