...Your proactive estate agent



Featherstone Lane, Featherstone, Pontefract, WF7 6LR

£180,000

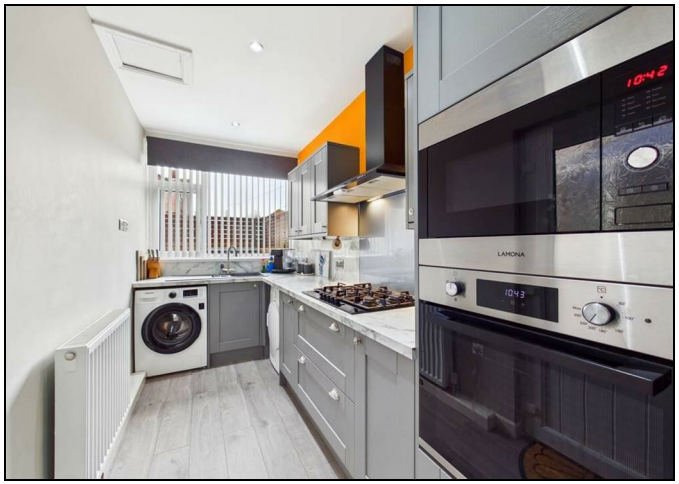
Park Row

This spacious three-bedroom terraced property offers an abundance of living space, including generous reception rooms, making it an ideal home for a wide range of buyers.

The current owner has taken great care in maintaining the property, ensuring that no stone has been left unturned in preparing the home for sale. The property benefits from a loft conversion, creating three well-proportioned bedrooms, along with a modern kitchen and bathroom and neutral décor throughout, allowing buyers to move straight in with minimal work required.

Externally, the property offers excellent practicality with rear parking, a separate rear garden, a front yard and additional on-street parking.

A further advantage of this home is the large cellar space, which presents a fantastic opportunity for additional storage or potential further development, subject to the necessary permissions.







Living Room
3.83 x 3.56 (12'7" x 11'8")
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.




Hallway
0.83 x 0.90 (2'9" x 2'11")
Access to living room and dining room. Carpeted throughout. Central heated radiator.

Dining Room
3.86 x 4.01 (12'8" x 13'2")
Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.



Kitchen
1.79 x 3.93 (5'10" x 12'11")
Modern range of high and low level kitchen units in shaker style. Integrated appliances including five ring hob, extractor hood, oven, microwave and fridge/freezer. One and half bowl sink with drainer and chrome kitchen tap. UPVC access door leading to the rear. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.




Landing
1.17 x 4.20 (3'10" x 13'9")
Access to both bedrooms and the bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
3.88 x 3.67 (12'9" x 12')
Carpeted throughout Central heated radiator. UPVC double glazed window to the front.



Bedroom Two
2.64 x 3.08 (8'8" x 10'1")
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



Bathroom
1.83 x 3.66 (6' x 12')
White suite comprising of wash hand basin with chrome taps. Panel bath with chrome taps and shower attachment.

The Property Ombudsman

Park Row

WC with low level flush. Shower cubicle with mains feed shower. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear.



Bedroom Three
3.82 x 5.89 (12'6" x 19'4")

Carpeted throughout. Central heated radiator. UPVC skylight to the rear elevation.



External

Yard to the front of the property. To the rear there is also a yard and a further rear garden.







HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

The Property Ombudsman

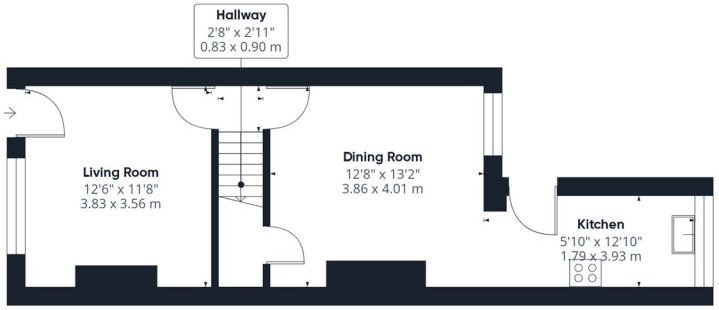
Park Row

TENURE AND COUNCIL TAX BANDING

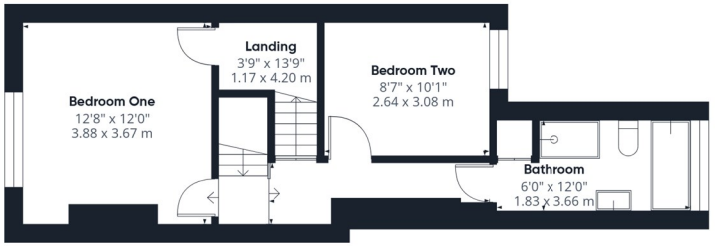
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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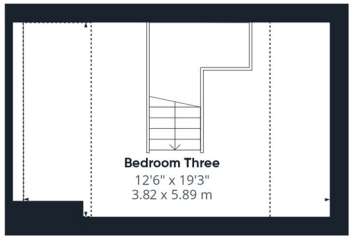
Park Row



Floor 0



Floor 1





Floor 2

Approximate total area(1)

1038 ft²

96.5 m²

Reduced headroom

94 ft²

8.8 m²

(1) Excluding balconies and terraces

Reduced headroom

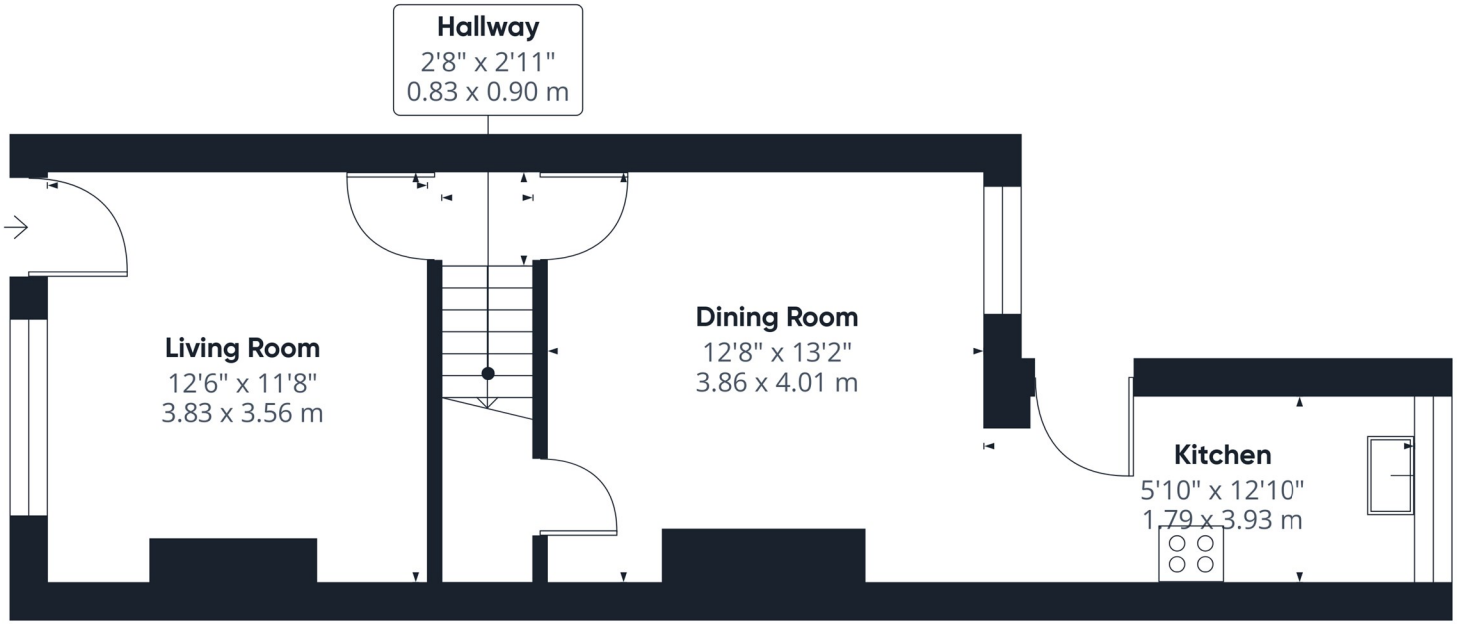
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Floor 0

Approximate total area(1)

420 ft²

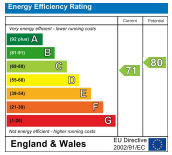
39 m²

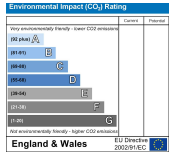
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