

...Your proactive estate agent



Avon Walk, Featherstone, Pontefract, WF7 6JR
Offers In Excess Of £160,000



Situated at the top of this popular residential development, this three-bedroom semi-detached home offers a warm and welcoming feel, with excellent potential for a growing family.

The property benefits from a fully enclosed rear and side garden, providing a great outdoor space for both relaxation and entertaining. Internally, the home is in need of modernisation throughout, presenting a fantastic opportunity for buyers to put their own stamp on it and create a truly lovely family home.

Ideally located, the property is within close proximity to well-regarded primary and secondary schools, a range of local shops, a railway station, and convenient motorway networks—making it perfect for commuters and families alike.

Offered for sale with no onward chain, this is an opportunity not to be missed for those looking to create their ideal home in a sought-after area.



Hallway

2.44 x 3.59 (8' x 11'9")

Access to the living room and kitchen. Carpeted throughout. Central heated radiator. UPVC window to the rear elevation.

Living Room

4.82 x 3.59 (15'10" x 11'9")

Feature fireplace. Carpeted throughout. Central heated radiator. UPVC windows to the front.



Kitchen

2.23 x 2.63 (7'4" x 8'8")

High and low level kitchen base units. Integrated oven with four ring hob and extractor hood over. Stainless steel sink with chrome tap over. UPVC access door leading to the rear. Access to the pantry. Tiled effect flooring.



Landing

2.00 x 2.76 (6'7" x 9'1")

Access to all three bedrooms and the shower room. Carpeted throughout.

Bedroom One

2.74 x 3.62 (8'12" x 11'11")

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC windows to the front and side elevation.



Bedroom Two

2.75 x 2.63 (9' x 8'8")

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC window to the rear.



Bedroom Three

1.50 x 2.68 (4'11" x 8'10")

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC window to the front.



Shower Room

2.00 x 1.65 (6'7" x 5'5")

White suite comprising of WC with low level flush. Shower cubicle with mains feed shower. Wash hand basin with chrome taps. Tiled effect flooring. Central heated radiator. UPVC frosted window to the rear.



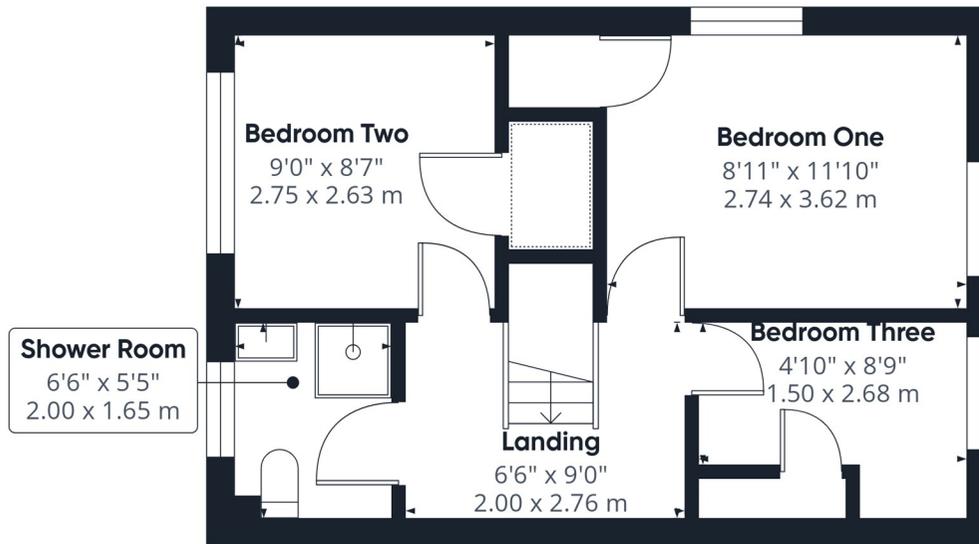
External

A private enclosed garden paved to the front and rear, with a good sized lawned garden to the side.





Floor 0



Floor 1



Approximate total area⁽¹⁾

710 ft²
65.8 m²

Reduced headroom

4 ft²
0.4 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.

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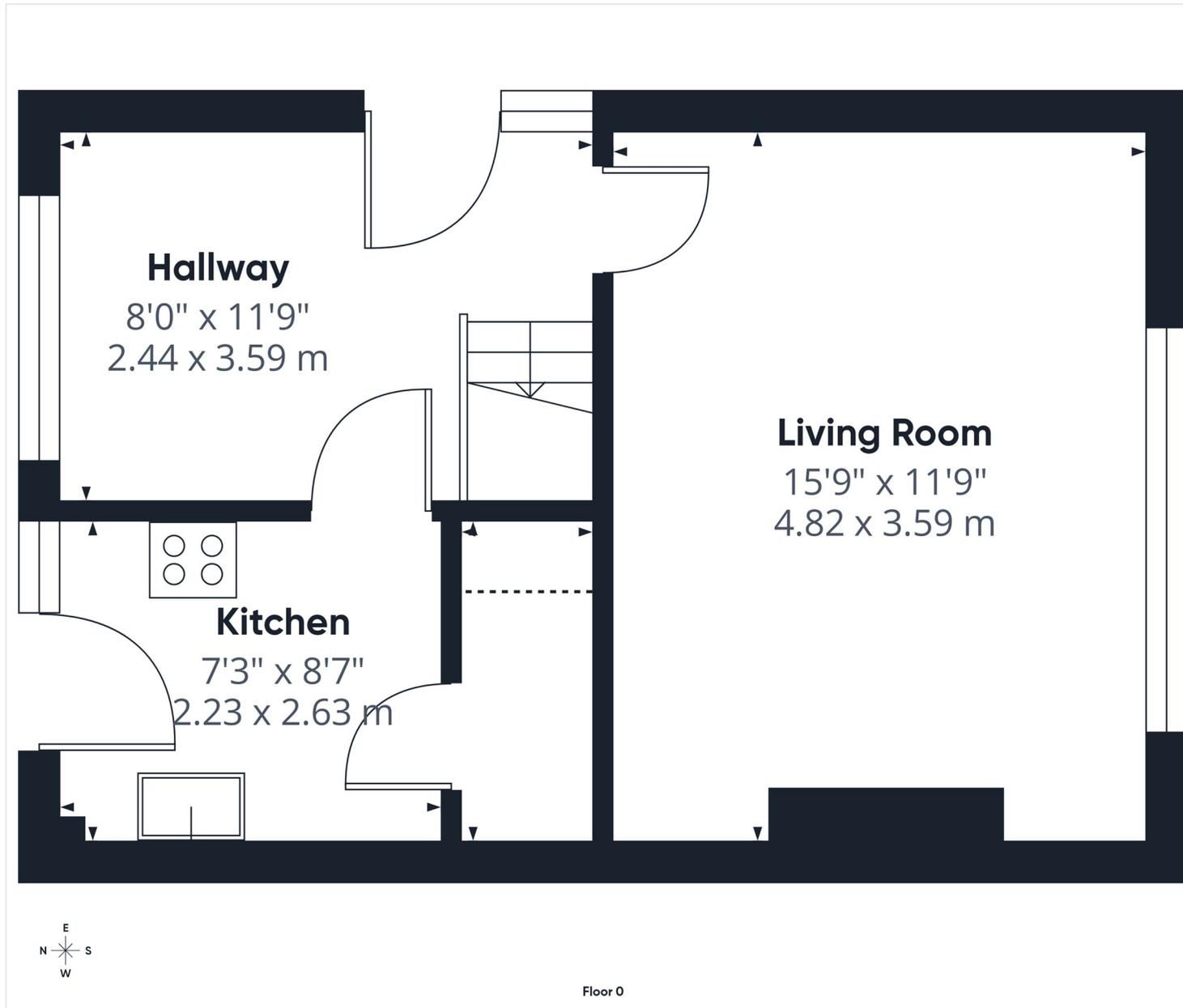
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Approximate total area⁽¹⁾

365 ft²
33.9 m²

Reduced headroom

4 ft²
0.4 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.

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| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|---------|-----------|---|--|---------|-----------|
| How energy efficient is your property? | | | | How environmentally friendly is your CO ₂ emissions? | | | |
| 100-100% | | A | | 100-100% | | A | |
| 90-100% | | B | | 90-100% | | B | |
| 80-90% | | C | | 80-90% | | C | |
| 70-80% | | D | | 70-80% | | D | |
| 60-70% | | E | | 60-70% | | E | |
| 50-60% | | F | | 50-60% | | F | |
| 40-50% | | G | | 40-50% | | G | |
| All energy efficient - higher scoring assets | | | | All environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | | England & Wales | | | |
| EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | | | |

