...Your proactive estate agent

Vicarage Gardens, Featherstone, Pontefract, WF7 6NH

Offers In The Region Of £240,000

Park Row

This well-presented three-bedroom home offers a fantastic opportunity for families and individuals alike. With three well-proportioned bedrooms and two welcoming reception rooms, the property provides flexible living space ideal for both entertaining and everyday family life.

The ground floor comprises an entrance hall, a bright living room, a kitchen, and a conservatory that overlooks the garden. Upstairs, the landing leads to all three bedrooms and the main family bathroom.

Externally, the property is set back from the road and features a low-maintenance front garden with gravel and established planting, along with useful off-street parking running alongside the house. Positioned at the end of a cul-de-sac, the home enjoys a peaceful setting with limited passing traffic.

To the rear is a generous enclosed garden, mainly laid to lawn, creating an ideal space for families, children, and outdoor relaxation. The garden is enclosed by tall wooden fencing for added privacy and includes side access leading towards a detached garage. Overall, the outdoor space is well maintained and provides a secure and pleasant area for entertaining or enjoying warmer days.

Entrance Hall
1.53 x 0.89 (5' x 2'11")
Access to the living room. UPVC frosted double glazed window looking to the front of the property.

Living Room
4.33 x 5.58 (14'2" x 18'4")
Feature fire surround with living flame effect fire and marble effect inset and hearth. UPVC double glazed window looking to the front of the property. Carpeted throughout. Central heated radiator. Access to the first floor and kitchen.

Kitchen
4.25 x 2.83 (13'11" x 9'3")
Range of high and low level units with granite effect worktops. Breakfast bar. Integrated cooker with electric hob and extractor hood over. One and a half bowl sink with drainer and chrome mixer tap. Option to re connect plumbing for the washing machine. Space for an American style fridge/freezer. Tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the sunroom. and access to the sunroom.

Conservatory
3.17 x 2.77 (10'5" x 9'1")
French doors to the rear garden. UPVC double glazed window looking to both side elevations and the back elevation. Central heated radiator. Tiled flooring.

Landing
1.78 x 2.52 (5'10" x 8'3")
Access to all three bedrooms and the main bathroom. UPVC double glazed window looking to the side elevation. Carpeted throughout.

Main Bedroom
2.48 x 3.76 (8'2" x 12'4")
UPVC double glazed window looking to the front elevation. Central heated radiator. Carpeted throughout.

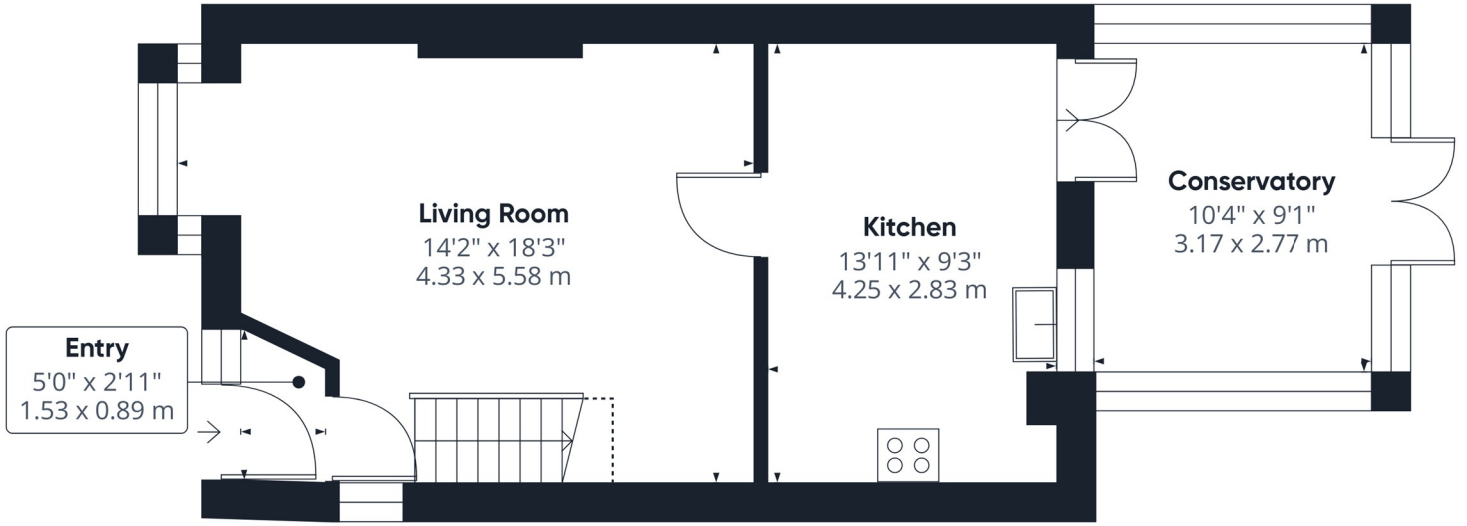
Bedroom Two
2.61 x 3.27 (8'7" x 10'9")
UPVC double glazed window looking to the rear elevation. Central heated radiator. Wood effect flooring.

Bedroom Three
1.78 x 2.83 (5'10" x 9'3")
UPVC double glazed window looking to the front elevation. Central heated radiator. Carpeted throughout.

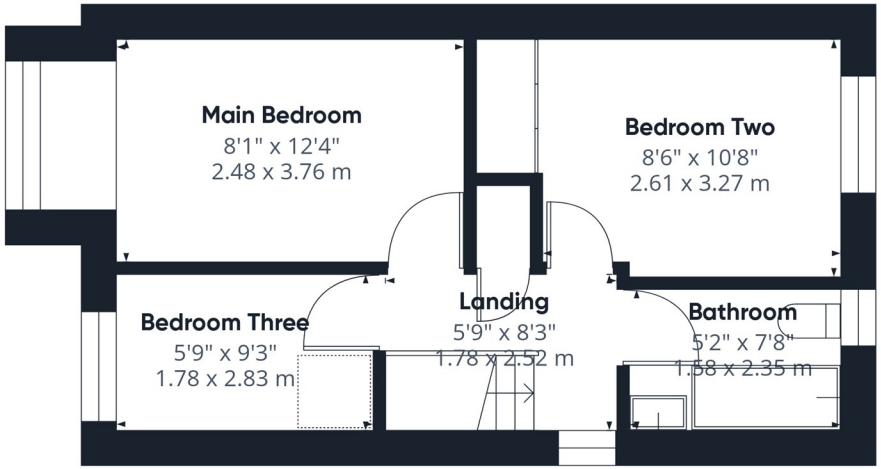
Bathroom
1.58 x 2.35 (5'2" x 7'9")
White suite comprising of panel bath with chrome taps and electric shower above. Wash hand basin set in vanity unit with chrome taps. WC with low level flush. Tiled walls and flooring. UPVC frosted double glazed window looking to the rear of the property.

The Property Ombudsman

Park Row



Floor 0



Floor 1

Approximate total area(1)

791 ft²

73.6 m²

Reduced headroom

14 ft²

1.3 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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Floor 0

Approximate total area(1)

467 ft²

43.4 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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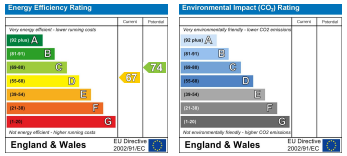

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