

...Your proactive estate agent



Featherstone Lane, Featherstone, Pontefract, WF7 6LR
Offers Over £180,000



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.

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.



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



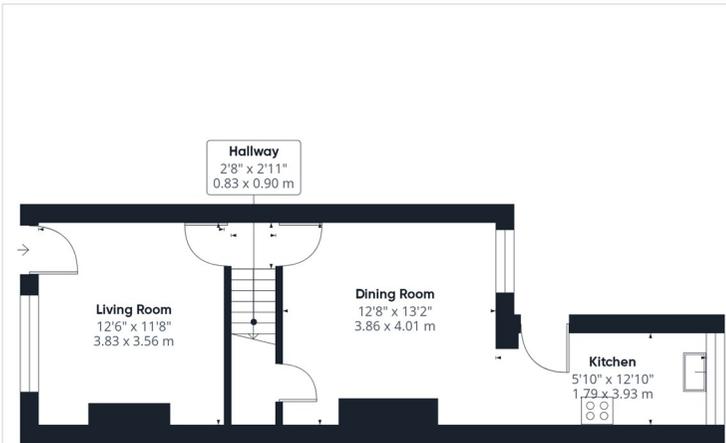
Bedroom Three

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

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



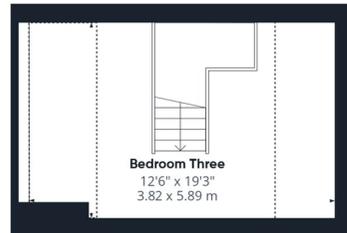
External



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.

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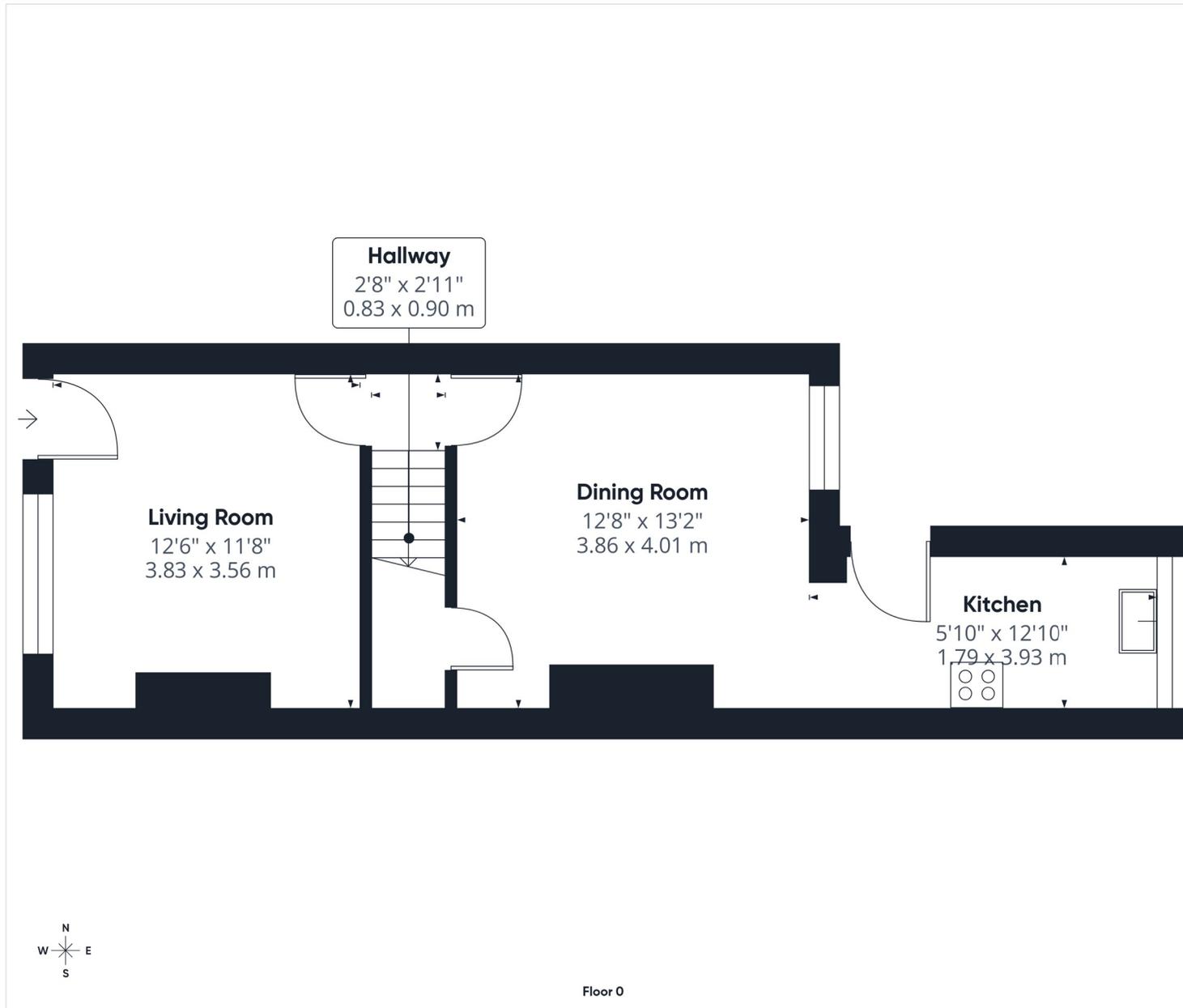
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Approximate total area⁽¹⁾
420 ft²
39 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
How energy efficient? Lower ratings are better				How environmentally friendly? Lower CO ₂ emissions are better			
100 kWh/m ² A+	100 g/m ² A+			100 g/m ² A+	100 g/m ² A+		
80 kWh/m ² B	80 g/m ² B			80 g/m ² B	80 g/m ² B		
60 kWh/m ² C	60 g/m ² C			60 g/m ² C	60 g/m ² C		
40 kWh/m ² D	40 g/m ² D			40 g/m ² D	40 g/m ² D		
20 kWh/m ² E	20 g/m ² E			20 g/m ² E	20 g/m ² E		
10 kWh/m ² F	10 g/m ² F			10 g/m ² F	10 g/m ² F		
5 kWh/m ² G	5 g/m ² G			5 g/m ² G	5 g/m ² G		
All energy efficient - higher ratings are better				All environmentally friendly - higher CO ₂ emissions are better			
England & Wales				England & Wales			
EU Directive 2002/91/EC		71	30	EU Directive 2002/91/EC			

