

... Your proactive estate agent



**Priory Road, Featherstone, Pontefract, WF7 5HX**  
**Offers In The Region Of £150,000**

**Park Row**



### **Hallway**

**1.79 x 3.10 (5'10" x 10'2")**

Access to the kitchen diner and the living room. Carpeted throughout. Central heated radiator.

### **Kitchen Diner**

**3.24 x 3.11 m (10'7" x 10'2")**

Range of high and low level kitchen units with stainless steel sink and drainer and chrome mixer tap. Integrated appliances including oven, four ring hob and extractor hood over. Integrated fridge/freezer. Option to reconnect plumbing for washing machine. Central heated radiator. UPVC double glazed window to the front.

### **Living Room**

**5.17 x 2.74 m (16'11" x 9'0")**

Carpeted throughout. Central heated radiator. Two UPVC double glazed windows to the rear.

### **Entrance Porch**

**1.04 x 3.83 (3'5" x 12'7")**

Access to storage room. UPVC door leading to the rear of the property.

### **Landing**

**1.83 x 2.17 (6' x 7'1")**

Access to all three bedrooms and the house bathroom. Carpeted throughout.

### **Main Bedroom**

**5.16 x 2.76 m (16'11" x 9'0")**

Carpeted throughout. Central heated radiator. Two UPVC double glazed windows to the rear of the property.

### **Bedroom Two**

**2.72 x 3.52 m (8'11" x 11'6")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front of the property.

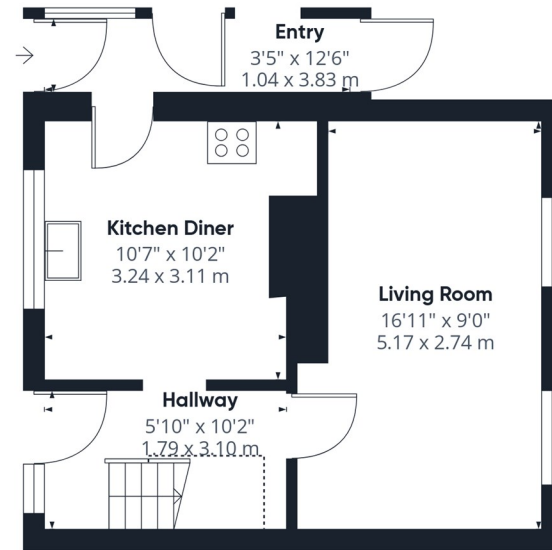
### **Bathroom**

**2.36 x 1.79 m (7'9" x 5'10")**

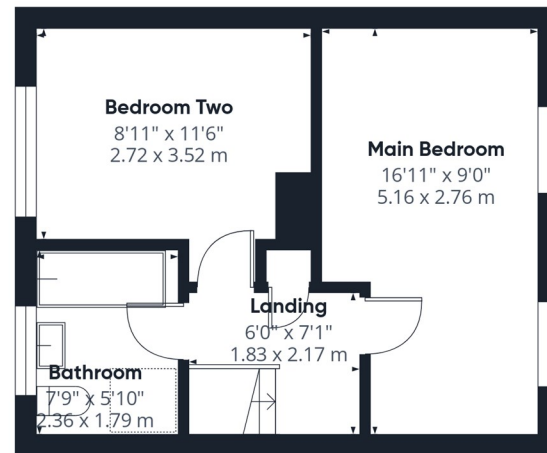
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps and mains feed shower. Part tiled walls. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front.

### **Garden**

A gated driveway runs alongside the garden, providing off-road parking and convenient access to the rear of the property. The rear garden is a generous outdoor space with a combination of a paved patio area and a well-maintained lawn. It is fully enclosed by wooden fencing, offering privacy and security. The garden provides an ideal setting for outdoor dining, gardening, or relaxing in the fresh air.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

698 ft<sup>2</sup>

64.9 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(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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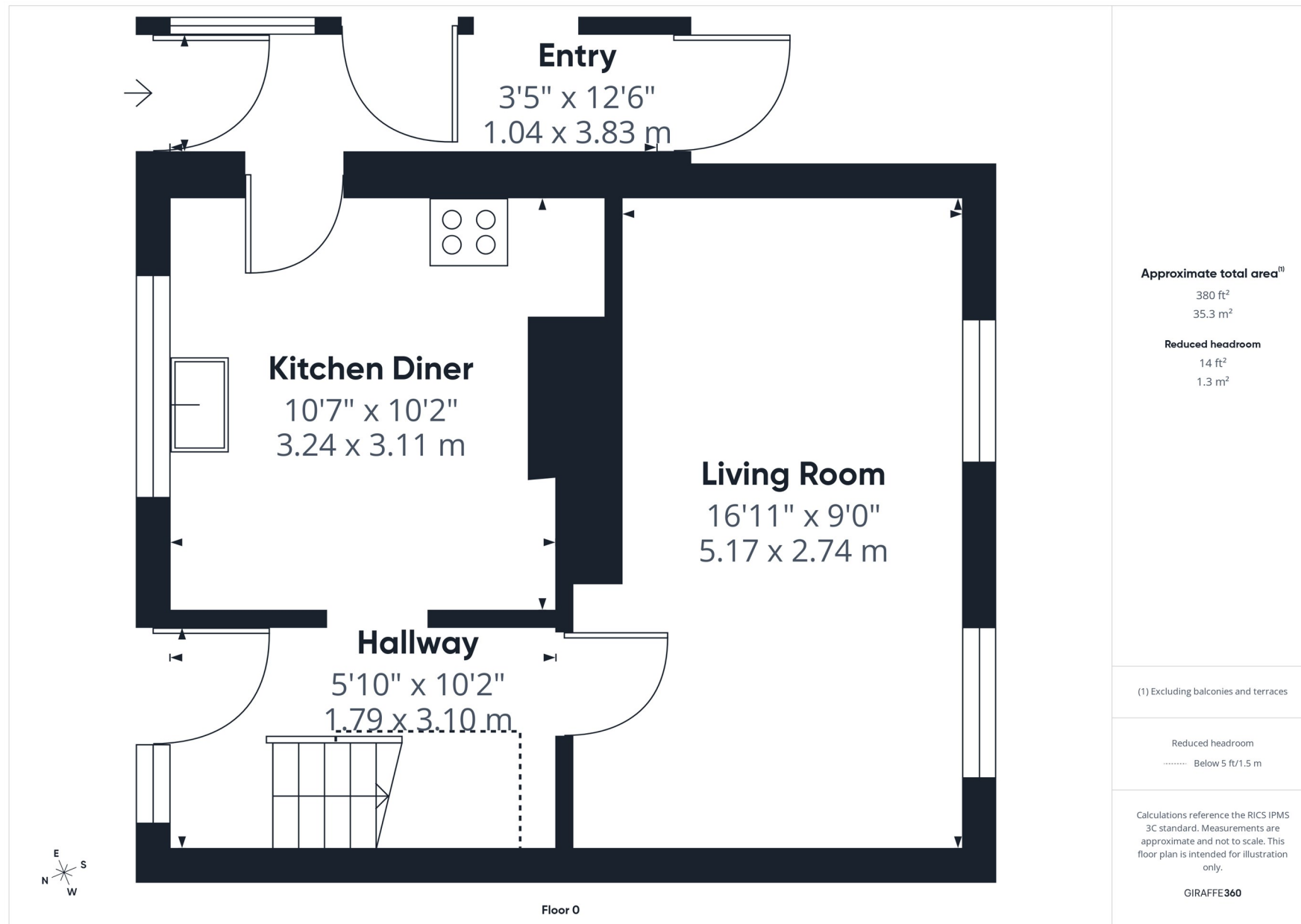
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