Priory Road, Featherstone, Pontefract, WF7 5HX

Offers In The Region Of £150,000

Park Row

This delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy retreat. Located in Featherstone, you will find yourself in a vibrant area with access to local amenities, schools, and parks, making it an excellent choice for those who appreciate a balanced lifestyle. The surrounding neighbourhood is known for its welcoming spirit and community feel, providing a safe and pleasant environment for all residents.

To the ground floor there is the kitchen/diner and living room. To the first floor there are both bedrooms and the house bathroom.

The property is set back from the road and approached via a long private driveway, providing ample off-street parking. The frontage is well maintained and framed by fenced boundaries, offering a sense of privacy. A neatly laid lawn sits to the front of the house, enhancing kerb appeal. To the rear, the property benefits from a generous enclosed garden, predominantly laid to lawn, making it ideal for families and outdoor entertaining. A paved patio area provides space for garden furniture and outdoor dining. The garden is fully fenced, offering privacy and security, and also includes practical areas suitable for planting, storage, or further landscaping. The rear aspect enjoys an open and pleasant outlook, creating a versatile and inviting outdoor space.

This home presents a wonderful opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this charming house your new home.

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.

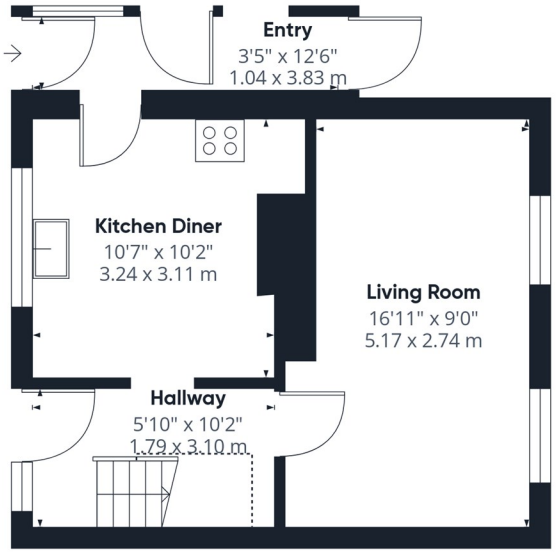
Bedroom Two
2.72 x 3.52 m (8'11" x 11'6")
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front of the property.

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.

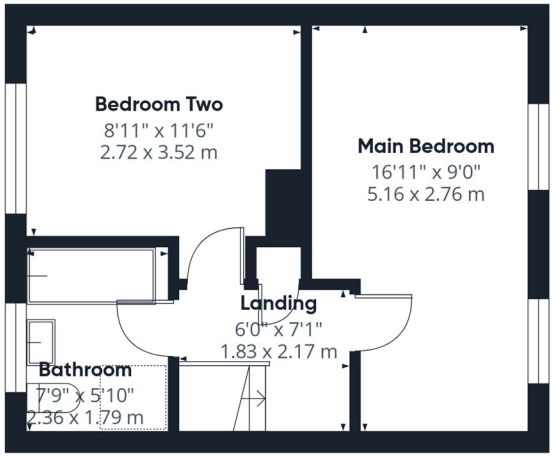
Garden
A gated driveway runs alongside the garden, providing off-road parking and convenient access to the rear of the property. The rear garden is a generous outdoor space with a combination of a paved patio area and a well-maintained lawn. It is fully enclosed by wooden fencing, offering privacy and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

The Property Ombudsman

Park Row



Floor 0



Floor 1

Approximate total area(1)

698 ft²

64.9 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.

GIRAFFE360

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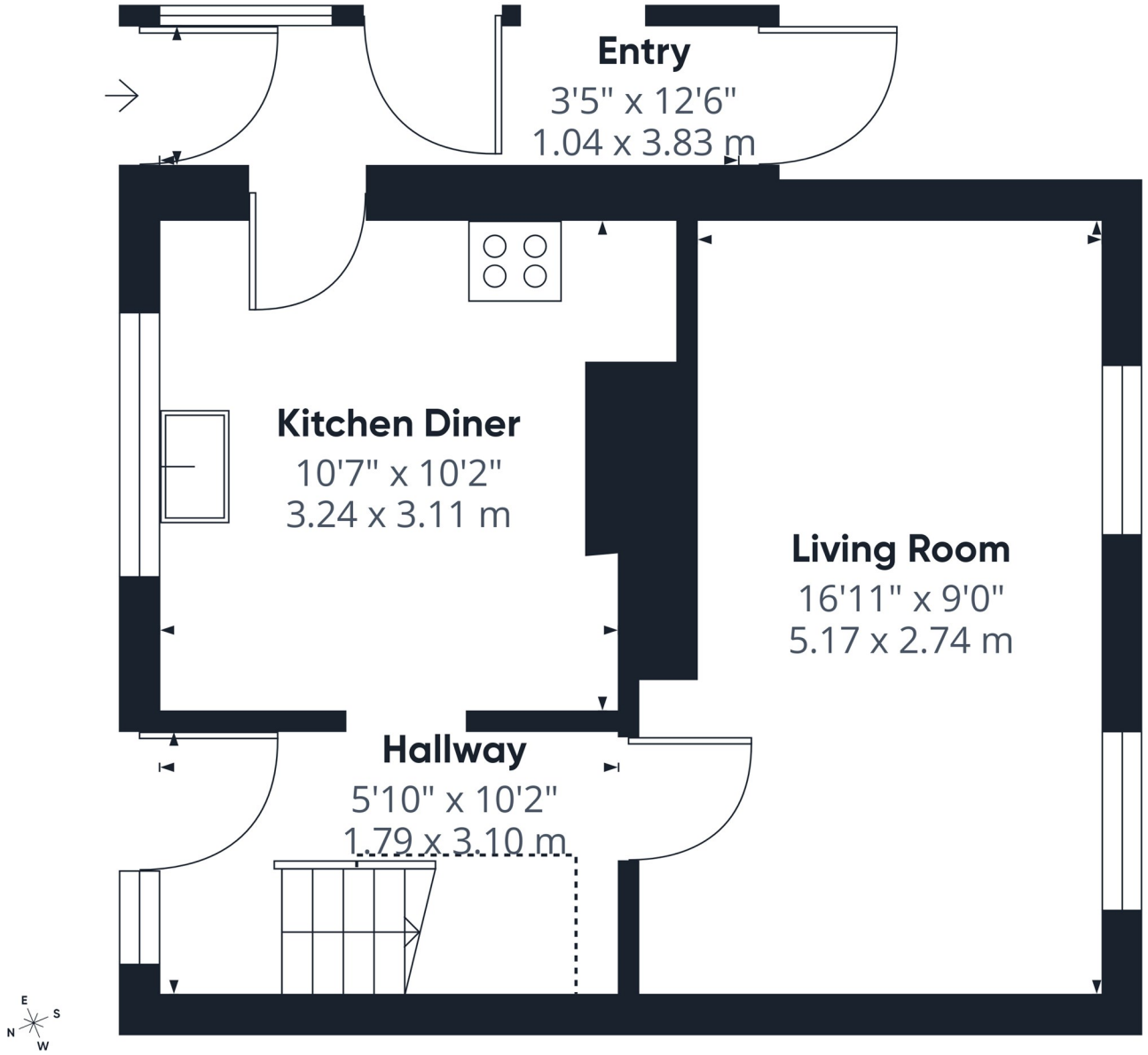

Floor 0

Approximate total area(1)

380 ft²

35.3 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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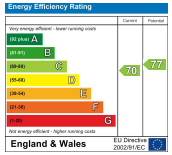

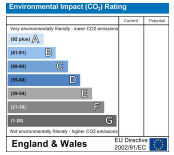

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