

...Your proactive estate agent



**Halton Street, Featherstone, Pontefract, WF7 6AE**  
**Offers In Excess Of £120,000**



The home is in modern condition throughout, featuring a spacious layout that includes two generously sized double bedrooms and a stylish downstairs bathroom complete with both a bath and a separate shower.

Externally, the property benefits from a rear yard that offers on-street parking and potential to be converted into a private driveway, subject to necessary permissions.



## GROUND FLOOR ACCOMMODATION

### Lounge

Entrance door and UPVC double glazed window to the front elevation. Inset into the chimney breast with timber beam over. Gas central heated radiator. Door leads into the kitchen.



### Kitchen

With a range of modern wall and base kitchen units with complementary wooden effect work surfaces over. Stainless steel sink drainer and mixer tap. There are tiling to the kitchen splashback area. Electric oven hob and extractor hood. Radiator. A space for washing machine a staircase will lead you to the first floor and a door leads into the utility area.



### Utility area

UPVC double glazed rear door. Built-in cupboards and access start lead into the downstairs bathroom.

### Bathroom

Bath with electric shower over and glass partition screen. Toilet, sink, chrome heated towel rail and a wall mounted vanity cupboard. There is an extractor fan. UPVC double glazed window to the side elevation the walls are partly tiled.



### First floor

The landing gives access to 2 double bedrooms there is a loft hatch.

### Bedroom one

UPVC double glazed window to the front elevation, gas central heated radiator.



### Bedroom two

UPVC double glaze window to the rear elevation. Gas central heated radiator. Door access to the WC.



### WC

A toilet with a low level flush



### Rear garden

Rear enclosed yard . With double gates which could open to provide off street parking.



### HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to

verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### OPENING HOUR'S

CALLS ANSWERED :

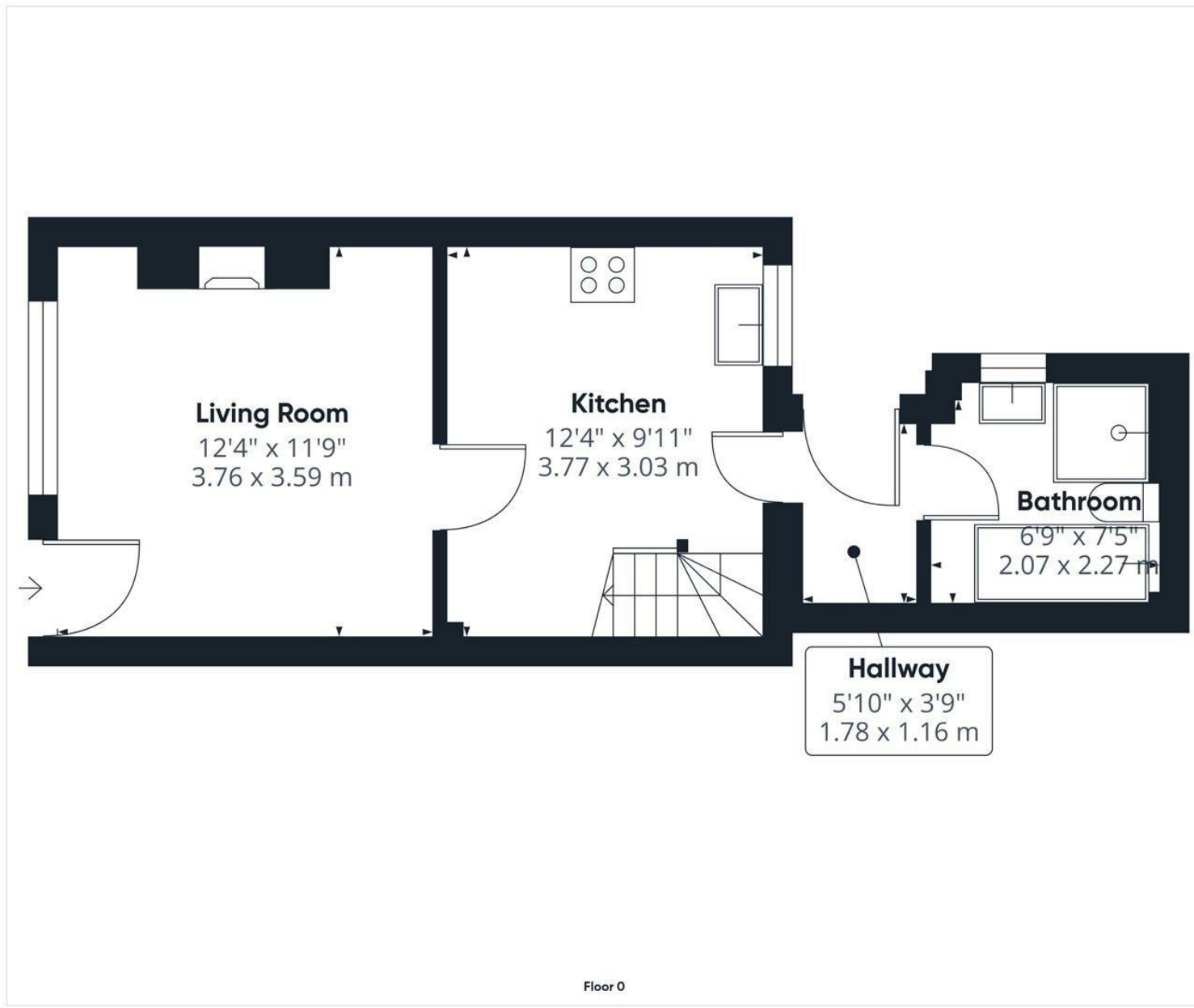
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
GOOLE - 01405 761199

PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480





**Approximate total area<sup>(1)</sup>**  
344 ft<sup>2</sup>  
31.9 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

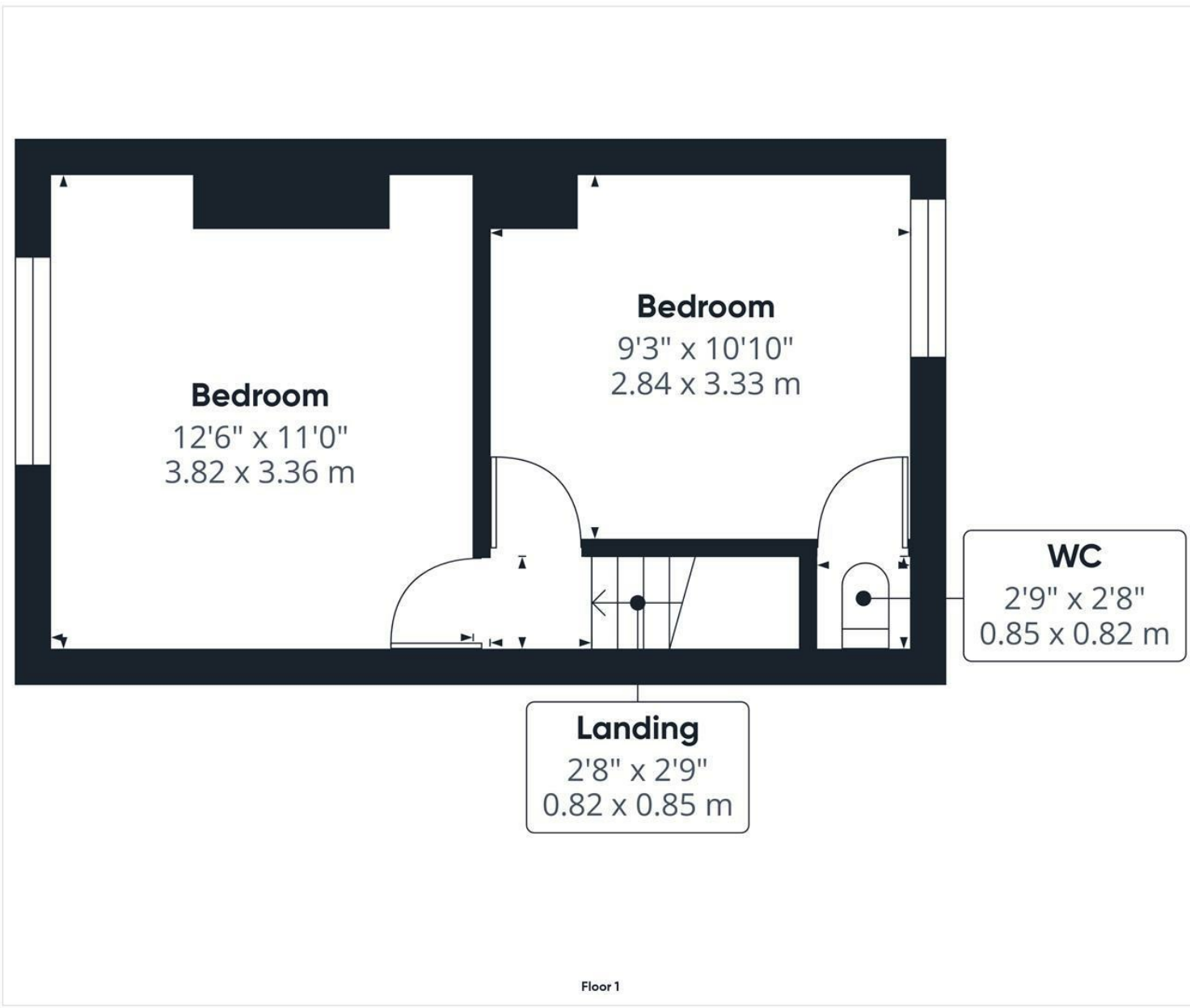
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**T** 01977 791133  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)  
 17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





Approximate total area<sup>(1)</sup>  
250 ft<sup>2</sup>  
23.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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