

...Your proactive estate agent



Vicarage Gardens, Featherstone, Pontefract, WF7 6NH
Offers In The Region Of £240,000





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

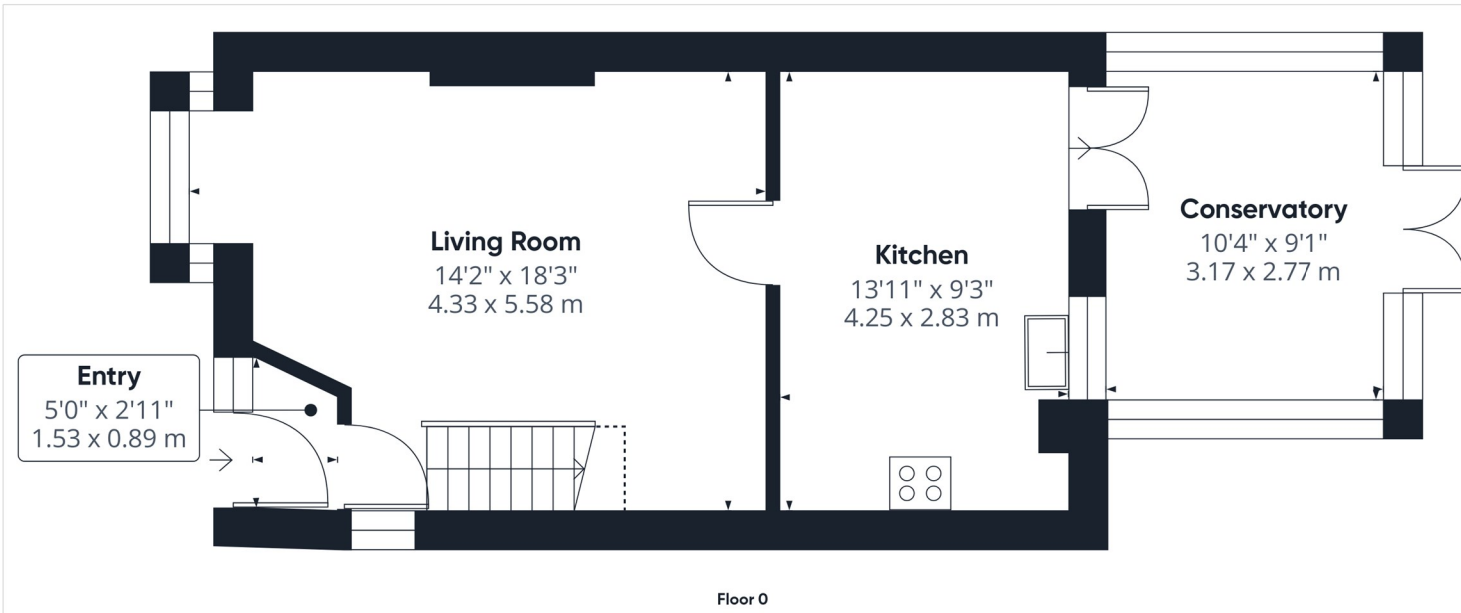
1.78 x 2.83 (5'10" x 9'3")

UPVC double glazed window looking to the front elevation. Central heated radiator. Carpeted throughout.

Bathroom

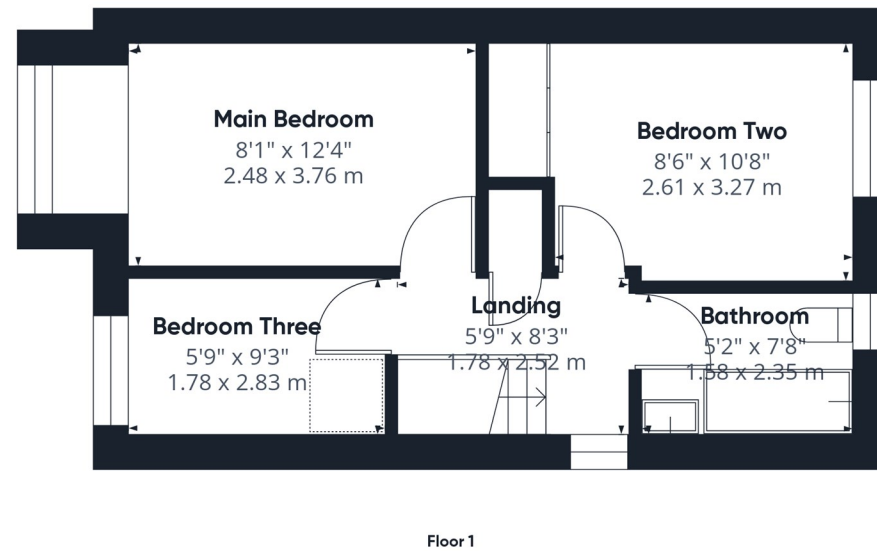
1.58 x 2.35 (5'2" x 7'9")

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.



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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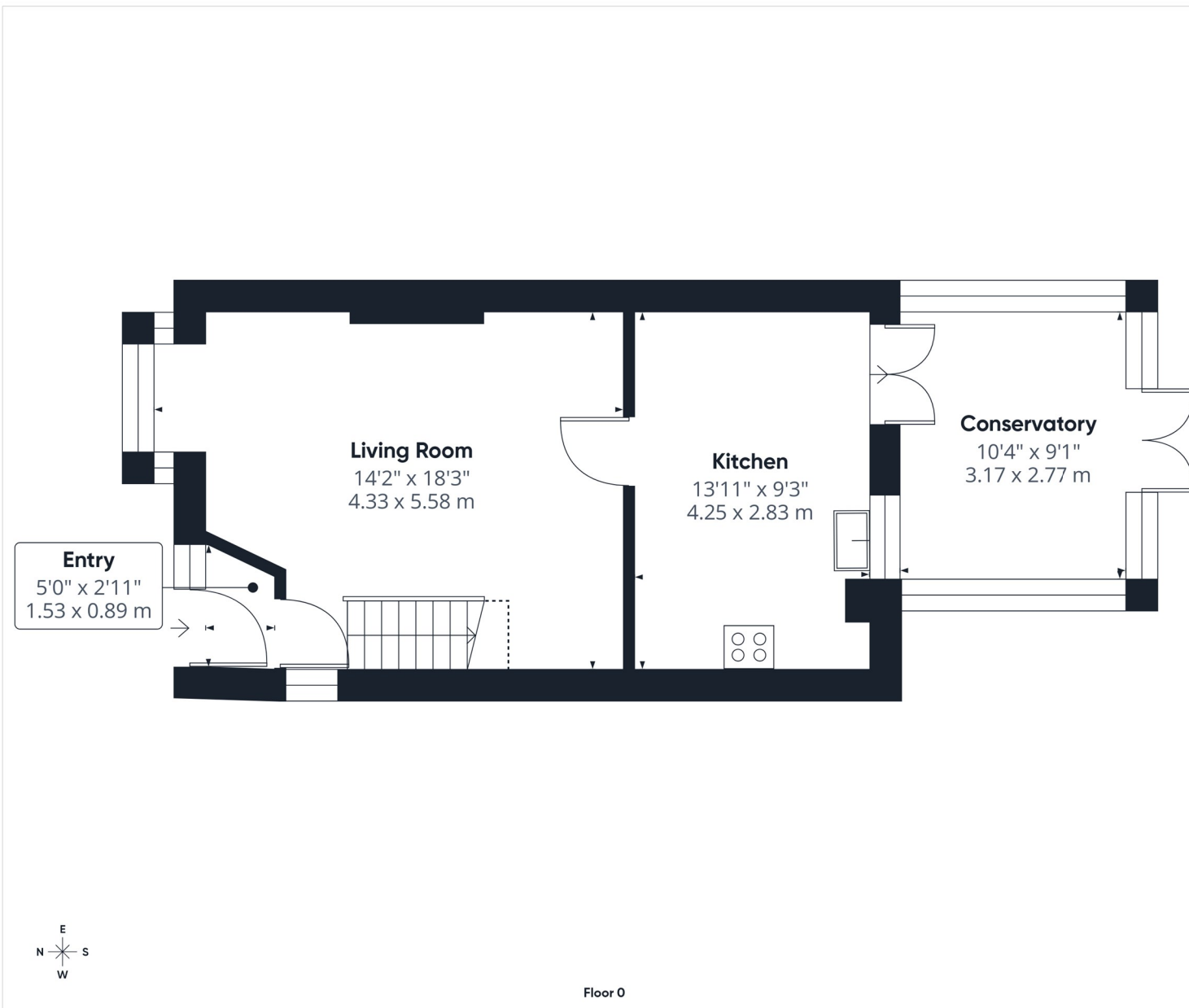
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Approximate total area⁽¹⁾
 467 ft²
 43.4 m²

Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
How energy efficient is your property?				How environmentally friendly is your CO ₂ emissions?			
100-150 kWh/m ²	A			100-150 g/kWh	A		
80-100 kWh/m ²	B			100-150 g/kWh	B		
60-80 kWh/m ²	C			100-150 g/kWh	C		
40-60 kWh/m ²	D			100-150 g/kWh	D		
20-40 kWh/m ²	E			100-150 g/kWh	E		
10-20 kWh/m ²	F			100-150 g/kWh	F		
0-10 kWh/m ²	G			100-150 g/kWh	G		
All energy efficient - higher rating possible		74		All environmentally friendly - higher CO ₂ emissions			
England & Wales		2020/1/1 EC		England & Wales		2020/1/1 EC	

