

...Your proactive estate agent



Featherstone Drive, Featherstone, Pontefract, WF7 6FH
Offers Over £190,000





Entrance Hall

4.85 x 1.01 (15'11" x 3'4")

Access to the downstairs WC, kitchen and living room diner. Wood effect flooring. Central heated radiator.

Kitchen

3.58 x 2.71 (11'9" x 8'11")

A range of high and low level base units with complimentary worktops and upstand. Integrated oven with four ring hob and stainless steel splash back. Option to reconnect plumbing for dishwasher and washing machine. Space for fridge/freezer. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.



WC

1.51 x 4.71 x 4.88 (4'11" x 15'5" x 16')

WC with low level flush. Wash hand basin with chrome taps. Extract fan. Wood effect flooring. Central heated radiator.

Living Room Diner

4.71 x 4.88 (15'5" x 16')

Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear and side elevation. UPVC double glazed French doors leading to the rear garden.



Landing

2.68 x 1.94 (8'10" x 6'4")

Access to all three bedrooms and the main bathroom. Carpeted throughout. Central heated radiator.

Bedroom One

2.75 x 4.85 (9' x 15'11")

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



Bedroom Two

3.79 x 2.62 (12'5" x 8'7")

Built in wardrobes. Carpeted throughout. Central heated radiator. UPC double glazed window to the rear.



Bedroom Three

2.76 x 2.14 (9'1" x 7')

Carpeted throughout. Central heated radiator. UPC double glazed window to the rear.

Shower Room

1.69 x 1.67 (5'7" x 5'6")

White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. Shower cubicle with mains feed shower. Extractor fan. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side elevation.

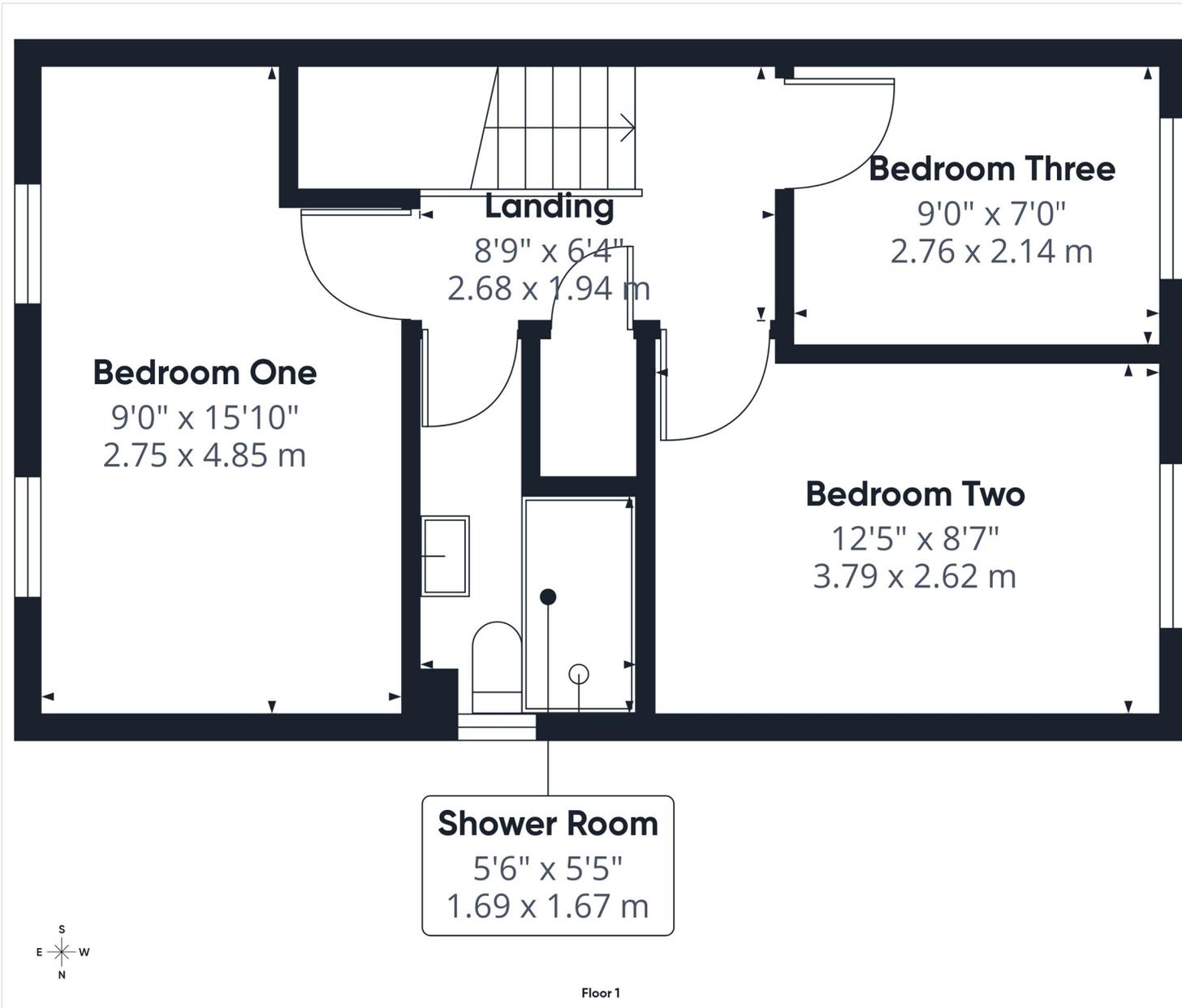


External

To the side of the property, there is allocated parking for two vehicles, offering convenient off-road parking for residents and visitors.

To the rear, the property benefits from a well-maintained enclosed garden which provides a fantastic outdoor space for relaxing and entertaining. The garden is mainly laid to lawn with a paved patio area directly outside the rear French doors, ideal for outdoor seating and dining.





Approximate total area⁽¹⁾
395 ft²
36.6 m²

(1) Excluding balconies and terraces

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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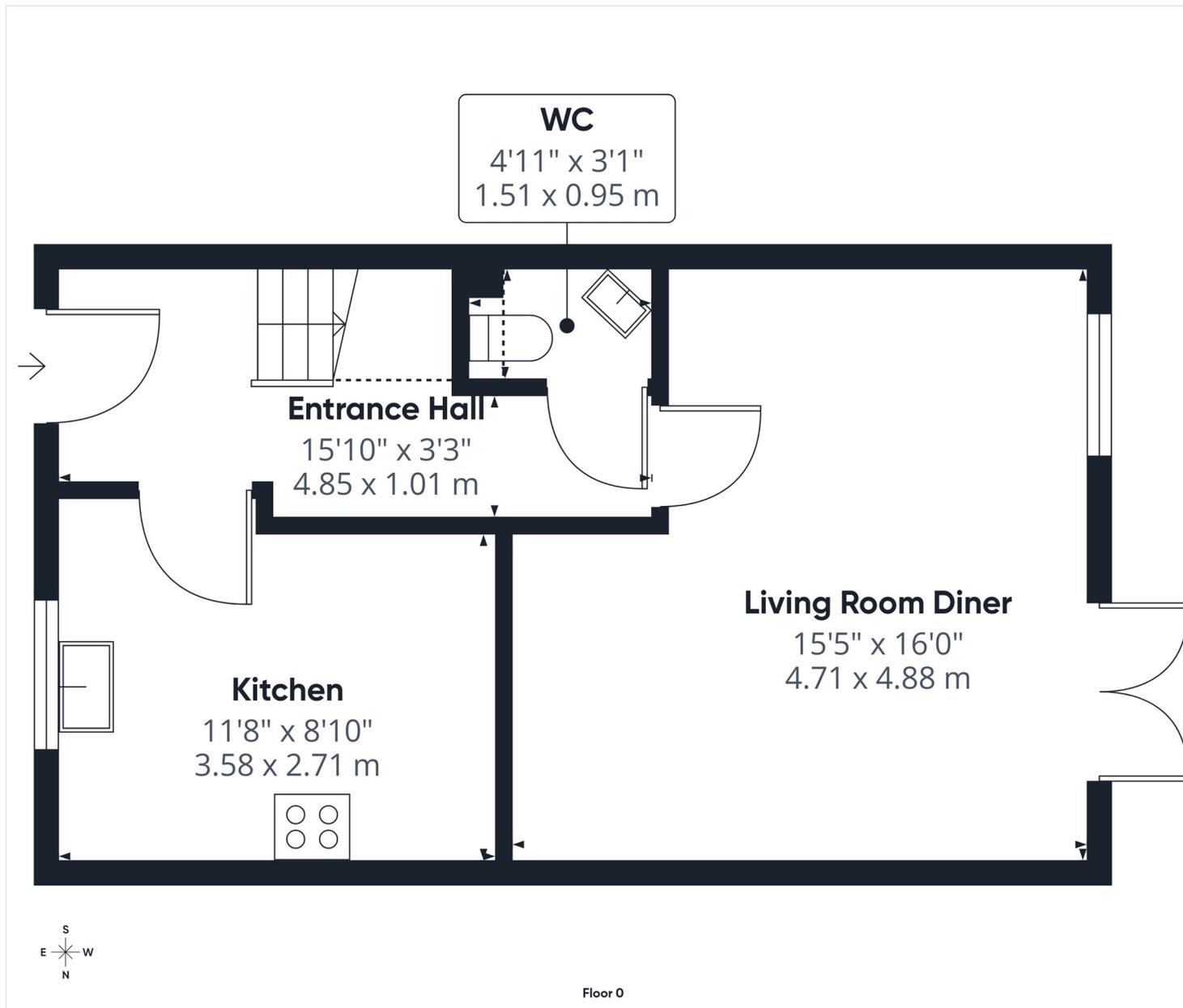
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Approximate total area⁽¹⁾
431 ft²
40 m²

Reduced headroom
13 ft²
1.2 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100 kWh/m ² Δ	44 kWh/m ² Δ	100 g/m ² Δ	44 g/m ² Δ
A	B	B	B
B	C	C	C
C	D	D	D
D	E	E	E
E	F	F	F
F	G	G	G
G			

England & Wales EU Directive 2002/91/EC

