

## Post Office Road, Featherstone

**£110,000**

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This delightful ground floor flat offers a perfect blend of comfort and convenience. The property features a spacious reception room that serves as an inviting space for relaxation and entertainment.

The flat comprises three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the secure rear garden, an ideal spot for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding in a tranquil setting. With its prime location, this flat is well-connected to local amenities and transport links, making it a convenient choice for both commuting and leisure.



- CHAIN FREE PROPERTY
- Ground floor flat
- Lounge/Dining Room with French windows, fitted kitchen with integrated appliances
- Main Bedroom with ensuite
- Two good sized further bedrooms
- Kitchen with integrated appliances
- Family bathroom with over bath shower
- Secure rear garden
- Council Tax Band A
- EPC Grade E

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

## Entrance Hall

With access from the lobby through a composite door into a small entrance hall, with further access into the property through a wooden door into the L shaped main hall. Fitted with laminate flooring and an electric radiator.

## Lounge/Diner

18'10" x 12'10" (5.76 x 3.92)

A generously sized open plan kitchen diner perfect for entertaining, with electric fire place, French doors to the rear garden, a further two windows overlooking the rear of the property and an electric radiator.

## Kitchen

8'9" x 8'9" (2.69 x 2.68)

A fully fitted kitchen consisting of under counter and wall hanging units, a 1.5 sink with mixer taps, a four ring electric hob with a chimney style extractor. The kitchen also has integrated appliances including a dishwasher, fridge and freezer and electric oven, with plumbing for a washing machine.

## Bedroom One

18'11" x 8'5" (5.78 x 2.59)

A spacious double bedroom with access to the En-suite shower room two windows overlooking the front of the property and an electric radiator.

## En-suite Shower Room

6'11" x 2'9" (2.12 x 0.85)

Located off the bedroom this en-suite shower room consists of a low flush WC, pedestal wash hand basin and shower cubical with a bifold door. Fitted with a chrome heated towel rail.

## Bedroom Two

15'8" x 8'4" (4.78 x 2.56)

A good sized double bedroom with a window to the side of the property and an electric heater.

## Bedroom Three

13'11" x 6'1" (4.25 x 1.86)

A single sized bedroom with a window overlooking the side of the property and an electric heater.

## Family Bathroom

5'11" x 5'2" (1.81 x 1.59)

Fitted with a white three piece suite consisting of, a low flush WC, a wash hand basin, a panelled bath with fitted electric over bath shower. The family bathroom is also fitted with a heated towel rail.

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. CASTLE DWELLINGS

## Floor Plan



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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