

## Little Lane, Pontefract



**Guide Price £160,000**



4



1



2



71

Crown are delighted to present to the market this four bedroom mid-terraced property with no onward chain located in the popular town of Featherstone. Comprising of a large kitchen, living room, large conservatory, four bedrooms, family bathroom and external toilet this property is suitable to an array of buyers. Located within a close proximity to local amenities and transport links this property will be popular, therefore, early viewing is highly advised.



- No Onward Chain
- Great Location
- Four Bedrooms
- Conservatory
- Great First Home
- Close to Motorway
- Close to Schools
- EPC C

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

## Ground Floor

### Entrance Hall

Entering in via a modern UPVC door.

### Living Room

16'0" x 11'3" (4.88 x 3.44)

A good sized living room with front and rear windows.

### Kitchen

16'0" x 9'10" (4.88 x 3.00)

A great sized kitchen with an array of wall and base units. Plumbing for washing machine and plenty of space for a dishwasher.

### Conservatory

8'7" x 16'9" (2.63 x 5.12)

A stunning conservatory which is being used as a dining area, you have bi-fold doors which open up to the garden area

## First Floor

### Landing

7'4" x 6'4" (2.25 x 1.94)

### Bedroom One

8'8" x 10'5" (2.66 x 3.19)

This bedroom had had new carpets and there is a window which looks onto the front of the property

### Bedroom Two

7'4" x 7'7" (2.25 x 2.32)

We have in this room, new carpets and a window top to the rear

### Bedroom Three

6'8" x 6'10" (2.05 x 2.09)

This room has a new carpet and a window to the front

### Bedroom Four

10'1" x 7'2" (3.08 x 2.19)

This room has a window to the front of the property, newly fitted carpet

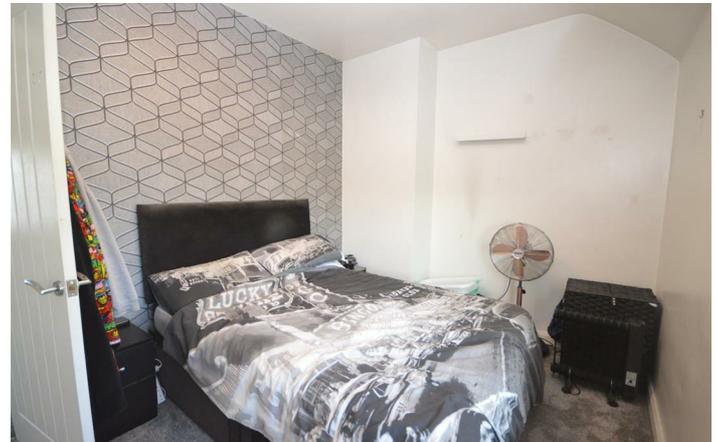
### Family Bathroom

5'6" x 7'8" (1.70 x 2.35)

The bathroom in this property has a hand basin, shower, bath, it's tiled around the bath and shower, comprising also of a UPVC frosted window

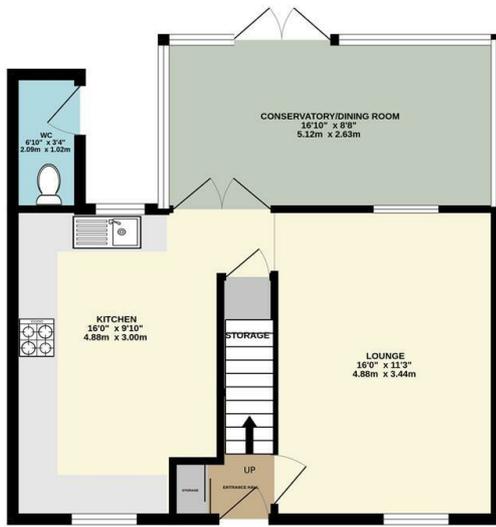
## External

To the rear of the property as you leave through the bi-fold doors, there is a fair sized garden area which has a WC, decked area, fencing all around for privacy.



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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>	<b>71</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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