

Dixon Street, Pontefract



£750 PCM



2



1



1



65

This ideally located terraced property on Dixon Street in Featherstone has recently undergone a full renovation, including a brand-new kitchen and modern bathroom, offering a fresh and stylish living space ready to move straight into. Situated in a great area close to local amenities, including schools and the town centre, the property is perfectly suited to families and couples alike. Early viewing is highly recommended—book yours today by calling our office on 01977 285111



- Two Bedroom Terraced House
- Newly Refurbished
- Spacious Lounge
- New Fitted Kitchen
- Two Good-Sized Bedrooms
- Modern Family Bathroom
- Council Tax Band A
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Lounge

13'3" x 12'11" (4.04 x 3.94)

Entrance from the road into a spacious newly decorated and carpeted reception room, With an ornamental, Adam style fire surround with tiled back. There are coved ceilings and a telephone point. With a gas central heating radiator and window to the front elevation

Kitchen Diner

14'3" x 12'11" (4.36 x 3.94)

This brand new modern kitchen is fitted with base and wall units with ample work surfaces over. There is a single sink drainer with mixer tap. Plumbing for a washing machine. The ceramic electric job has a chimney style extractor hood. Subway style black tiling for a sleek finish. The floor is finished in a geometric style finish and the room benefits from the addition of a Adam style fire surround and marble tiled back hearth.

Bedroom 1

13'3" x 13'0" (4.04 x 3.97)

Ready to move in, finished with a cool grey wall paint and complimentary carpet. This window has views out to the front of the property.

Bedroom 2

15'10" x 6'8" (4.83 x 2.05)

Finished in the same cool grey walls and new carpets, the window faces out to the rear of the property.

Family Bathroom

10'11" x 5'11" (3.33 x 1.82)

Fitted with a modern bathroom suite comprising of a panelled bath, with Triton electric shower and shower curtain. Low flush wc and wash hand basin. There is a single radiator and a cupboard off this room. In a finish which compliments the rest of the decor in this stylish family home.

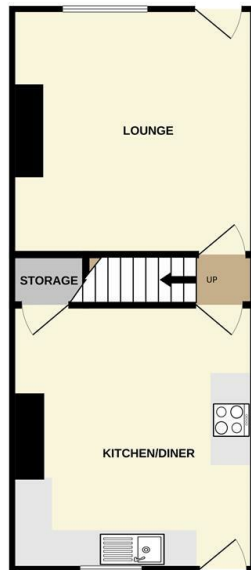
External

To the rear of the property is an enclosed yard with fencing for privacy.

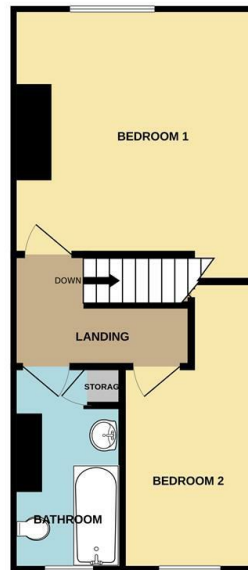


FLOOR PLAN

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with MyHome Plans



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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