

## Station Lane, Pontefract



**£600 PCM**



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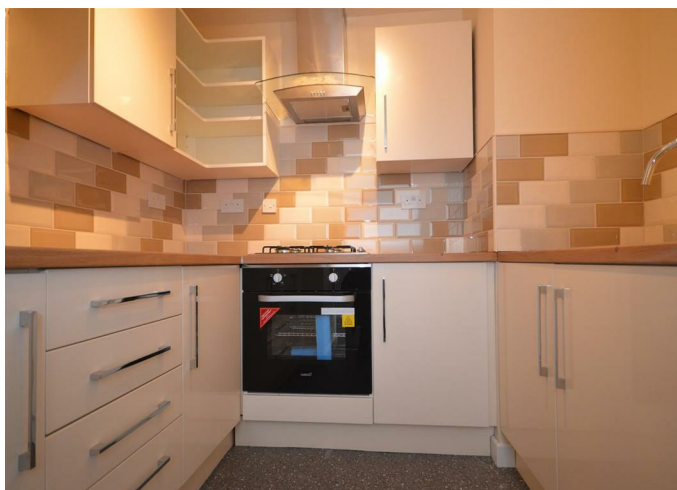


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Welcome to this charming one-bedroom first-floor flat located on Station Lane in Featherstone. The property has a private entrance. The central location on Station Lane in Featherstone provides easy access to local shops and public transport, making daily errands and commuting a breeze.



- Large Lounge
- Modern Kitchen
- Good Sized Bedroom
- Shower Room
- Private Entrance
- EPC Grade D

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

### Entrance Lobby

uPVC entrance door giving access to the entrance lobby and stair case leading to the accommodation.

### Lounge

12'7"(max) x 14'0" (max) (3.84(max) x 4.27 (max))

With a window to the front elevation, this good sized lounge has a built in cupboard, meter cupboard and a gas central heated radiator.

### Kitchen

7'9"(max) x 8'10" (max) (2.36(max) x 2.69 (max))

This bright an airy kitchen is fitted with a range of quality wall and base units finish with contemporary chrome handles. Roll top work surfaces incorporating a single sink drainer with mixer taps, built in oven, gas hob and extractor hood.

### Shower Room

3'11"(max) x 7'5" (max) (1.19(max) x 2.26 (max))

Having a modern style white suite comprising, pedestal wash hand basin with chrome taps over and tiled splashbacks. Low flush w.c and separate fully tiled, corner shower cubicle housing mains fed shower with chrome fittings. Wall mounted combi boiler, single central heating radiator and uPVC double glazed window.

### Landing

With staircase leading to the bedroom.

### Bedroom

12'5"(max) x 17'3" (max) (3.78(max) x 5.26 (max))

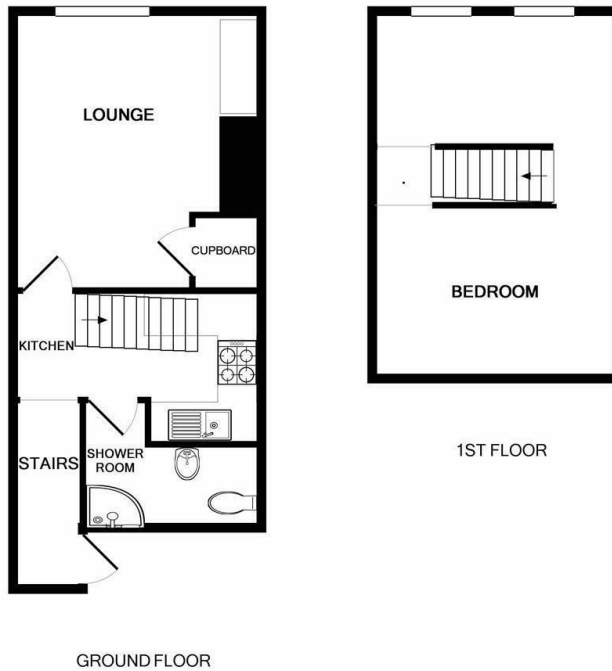
This large bedroom has two Velux windows and under eaves storage.

### Externally

The property has a private entrance and parking.



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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>		
(55-68) <b>D</b>	<b>57</b>	<b>58</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	

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