



# CROWN

## ESTATE AGENTS

### Station Lane (Shop & Flat), Pontefract



**£1,000 Per Calendar Month**



2



1



1



55

This commercial property in Featherstone presents an excellent opportunity for people looking to run their own business. With the flat featuring two well-proportioned bedrooms and a spacious reception room, the layout offers versatility for various uses. The shop below boasts a storage Basement & security shutters, and is available to be moved into immediately! The property is situated in a great area, ensuring good foot traffic and visibility. Don't miss out on the chance to secure a great opportunity in Featherstone



- Ground Floor Shop & First Floor Flat
- Shop Features Storage Space & Security Shutters
- Found in a Great Location in Featherstone
- Ready for Occupation Immediately
- Flat Features Two First Floor Bedrooms
- A Modern Lounge
- Amazing Opportunity for Those Looking to Run a Business
- Council Tax Band A
- EPC Grade D

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

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

### Shop Front

6'11" x 14'0" (2.11 x 4.27)

The shop front is found on the corner of Station Lane, in a great area with ample footfall. With windows to the front and side of the property, this is a great opportunity to display products etc. and be a bright feature in the local community!

### Back Room

13'3" x 14'5" (4.04 x 4.39)

To the rear of the shop is the back room with great space for storage etc.

### Back Room Kitchenette

11'10" max x 14'2" max (3.63 max x 4.34 max)

To the rear is a kitchenette, which is a great space for staff to take a break throughout the day. With a window facing the rear of the property allowing for ample natural light. Work surfaces, cupboards and a sink come attached.

### WC

A good-sized WC, with a low flush WC and wash-hand basin. A uPVC window is found above the sink.

### Apartment Entrance

### Lounge

13'10" max x 14'2" max (4.24 max x 4.32 max )

This lounge is a great space to relax and unwind! With two picture windows to the front of the property, this room has a plethora of natural light, keeping the room bright throughout the day. Laminate flooring gives the room a modern feel, while the central heated radiator keeps the space warm through the winter months.

### Kitchen

9'3" max x 15'7" max (2.82 max x 4.75 max)

Fitted with modern base and wall units, this kitchen features an electric cooker, and plumbing for a washing machine. With a double glazed window to the rear and a gas central heated radiator.

### Bedroom 1

10'4" max x 14'9" max (3.15 max x 4.52 max)

This good-sized bedroom boasts a skylight, allowing for ample natural light, and a built in cupboard for storing clothes etc. Modern carpeting is a stand out feature of this room, giving the room a comfortable feel. A central heating radiator keeps the space warm through the cold.

### Bedroom 2

9'3" max x 14'4" max (2.82 max x 4.37 max)

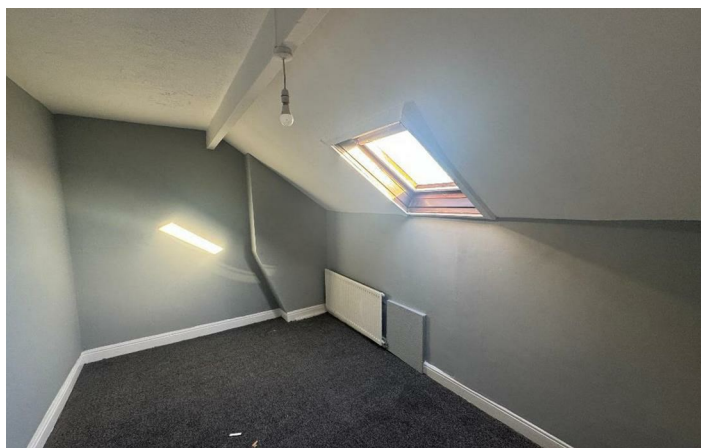
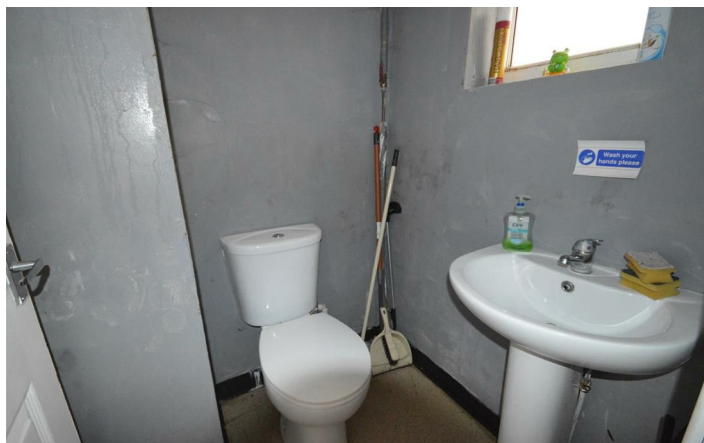
This good-sized second bedroom also features a skylight, allowing for great natural light. Likewise, modern carpeting is a great feature of this bedroom, giving the room a warm feel. A central heating radiator keeps the area warm.

### Bathroom

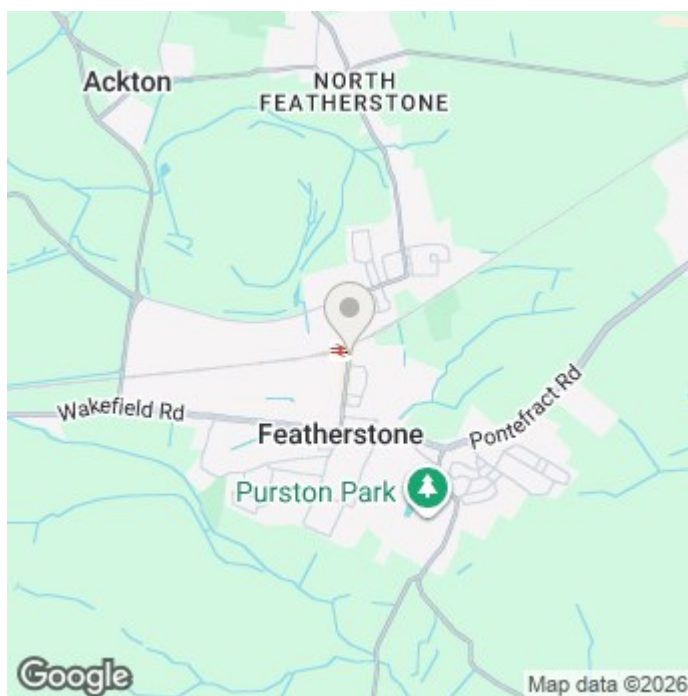
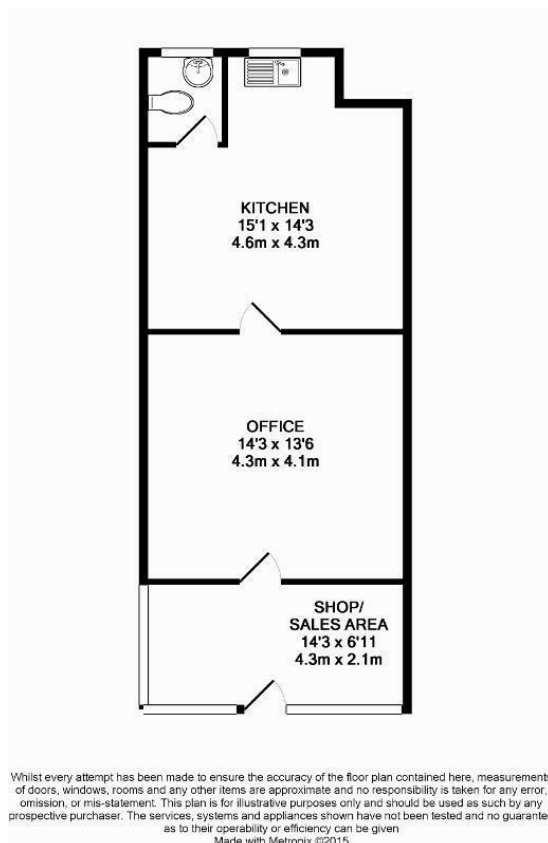
4'9" max x 9'3" max (1.47 max x 2.82 max)

The property's kitchen is fitted with a three piece bathroom suite, comprising of a WC, hand wash basin, and bath. The UPVC frosted window keeps the space bright through the day. Furthermore, the tiled surround of this bathroom gives a modern yet practical feel






## Floor Plan



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>55</b>	<b>72</b>
<b>England &amp; Wales</b>		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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