

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

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

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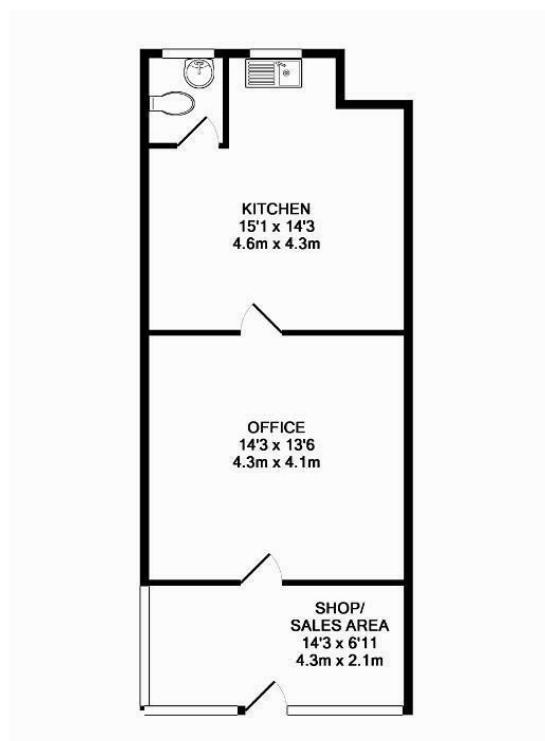


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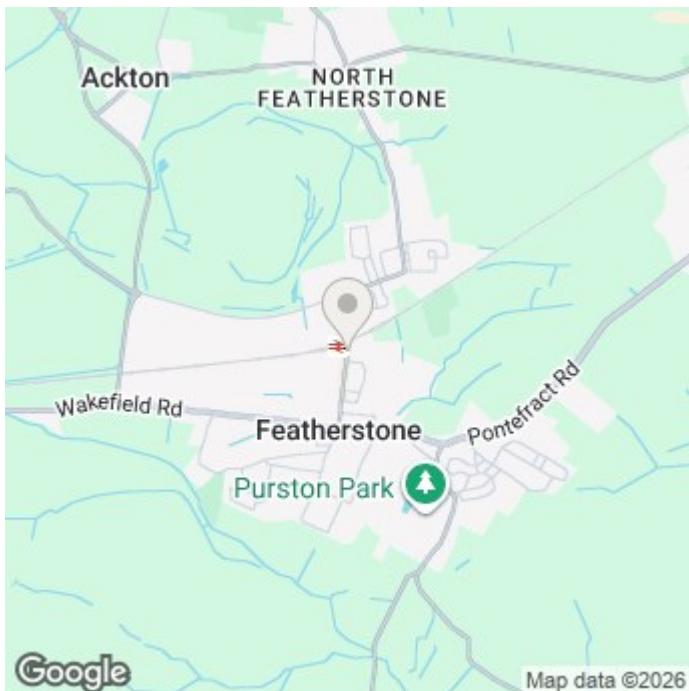
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FLOOR PLAN



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) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(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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