



# CROWN

## ESTATE AGENTS

### Halton Street, Pontefract



**£725 Per Calendar Month**



2



1



1



68

Introducing this beautifully presented, 2 bedroom terraced house on Halton Street, Featherstone. Situated in a convenient location, this house offers easy access to local amenities and transport links, making it perfect for those seeking a comfortable and well-connected lifestyle. One of the highlights of this property is the enclosed rear yard, providing a private outdoor space for relaxation and entertainment. Additionally, the garage included with the house offers ample storage space. With a well-presented interior and a warm, inviting atmosphere, this house is ready for you to move in and make it your own. Don't miss out on the opportunity to make this delightful home in a desirable location your own.



- Good Sized Lounge
- Fitted Kitchen with range style cooker
- One Double Bedroom & One Single Bedroom
- Family Bathroom
- Enclosed Rear Garden
- Single Garage
- EPC Grade D
- Council Tax Band A
- Freehold

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**

### Lounge

12'4" x 11'8" (3.76 x 3.56)

A good size front facing living room with brick fire surround with solid timber mantle, tiled hearth and backing and living flame gas fire, two wall light points, uPVC window and half glazed external door into and with laminate floor, coved ceiling and a central heating radiator.

### Kitchen/Diner

12'4" x 10'0" (3.76 x 3.07)

Well fitted with modern units including base and wall cupboards with laminate work surfaces, inset white ceramic sink with mixer taps over, tiled and panelled splash backs, inset range style cooker with 8 gas rings and 3 ovens and chimney style hood over. Plumbing for an automatic washing machine, central heating radiator, rear facing window, half glazed external door and wall mounted gas fired central heating boiler. Stairs off to the first floor

### Landing

With access point to the loft and giving access to

### Bedroom 1

12'2" x 10'6" (3.72 x 3.21)

A good size double bedroom facing to the front with uPVC window, central heating radiator, coved ceiling and laminate floor.

### Bedroom 2

10'9" x 4'3" (3.28 x 1.32)

Rear facing single bedroom with uPVC window, central heating radiator and coved ceiling.

### Bathroom

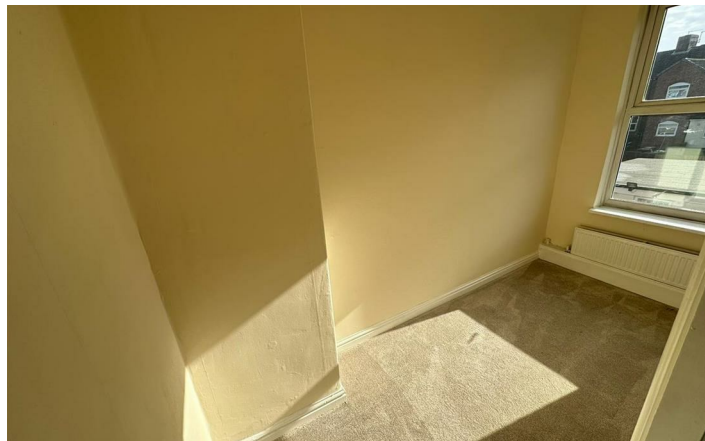
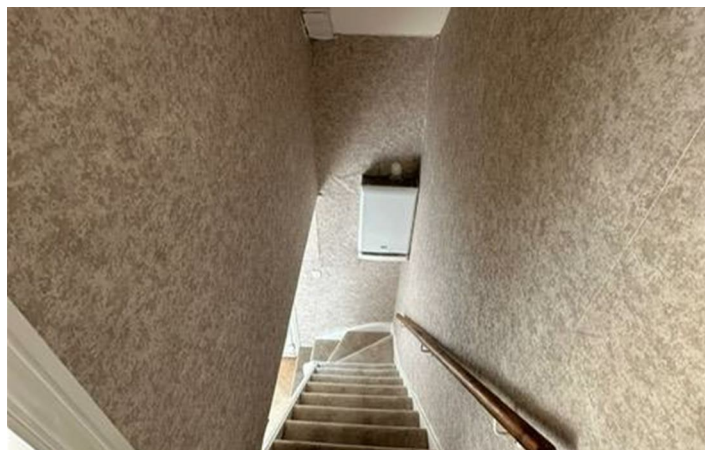
7'6" x 3'11" (2.29 x 1.21)

Having a modern white suite of panelled bath with mixer head shower taps in period style, low level flush WC and pedestal wash hand basin. Tiled surround, chrome ladder style towel warmer, coved ceiling and uPVC opaque glazed window to the rear.

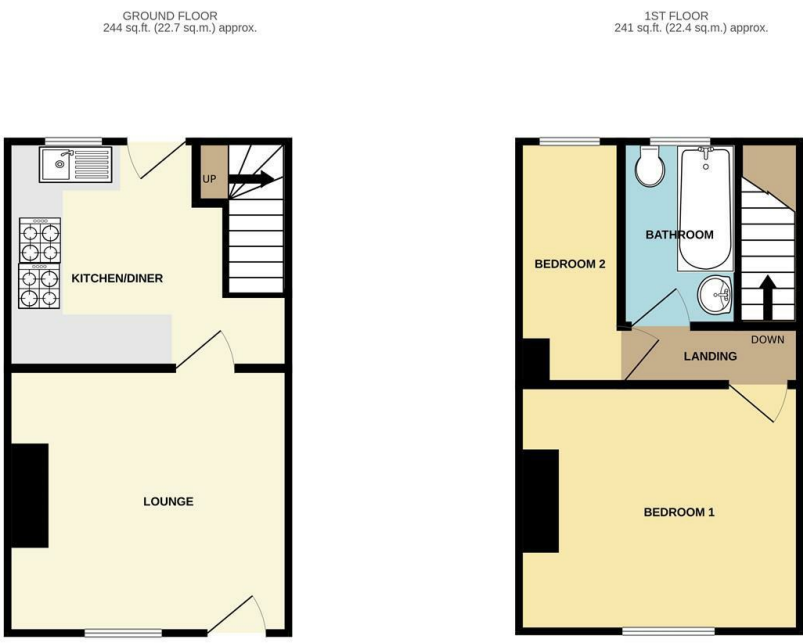
### External

To the front, the property adjoins the footway. Enclosed rear garden, mainly paved and with a detached single garage approached from the service access.







Floor Plan



TOTAL FLOOR AREA - 485 sq.ft. (45.1 sq.m.) approx.  
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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC 