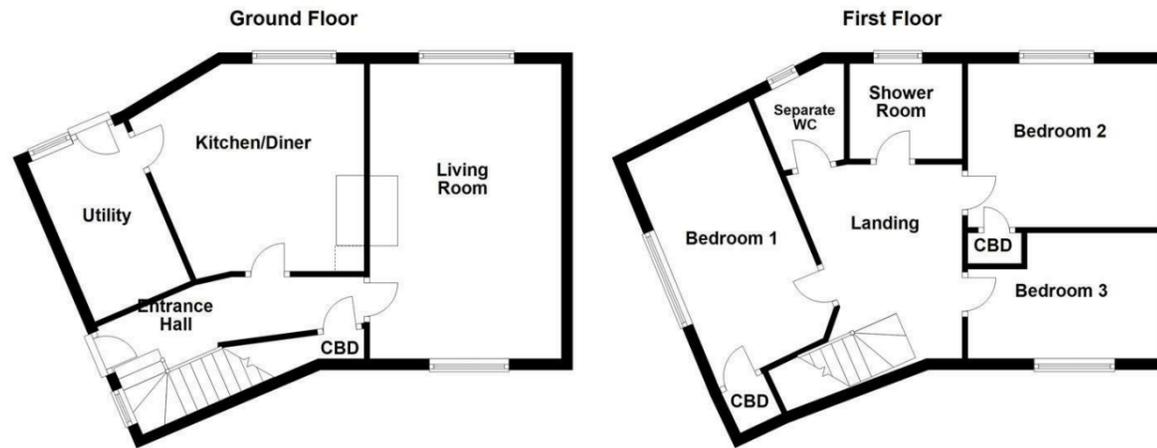




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### 35 Huntwick Drive, Featherstone, Pontefract, WF7 5JN

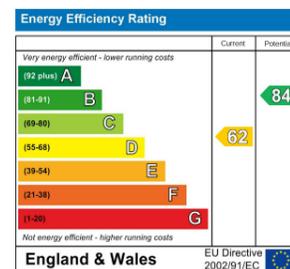
**For Sale Freehold £140,000**

Situated in Featherstone is this larger than average three bedroom end terrace property benefitting from well proportioned accommodation, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, living room, kitchen/diner and utility. The first floor landing leads to three bedrooms, shower room and separate w.c. Outside to the front, there is a slate garden, concrete and paved pathway to the front door and a tarmac driveway providing off road parking. The low maintenance rear garden is block paved, perfect for outdoor dining and entertaining and fully enclosed by timber fencing.

Featherstone makes an ideal place to settle for a range of buyers including the first time buyer or the growing family as it is aptly placed for local amenities such as shops and schools. For those who wish to travel further afield, the M62 motorway is only a short drive away and the property is on local bus routes to and from Wakefield and Pontefract town centres.

Only a full internal inspection will reveal all that's on offer and an early viewing comes highly advised to avoid disappointment.



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**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed frosted window to the front, central heating radiator, coving to the ceiling, stairs to the first floor landing and doors leading to the kitchen/diner, living room and understairs storage.

### LIVING ROOM

17'3" x 11'3" (5.26m x 3.43m)

UPVC double glazed windows to the front and rear, central heating radiator, coving to the ceiling and electric fireplace with marble hearth, surround and wooden mantle.

### KITCHEN/DINER

12'11" x 14'6" (max) x 5'4" (min) (3.94m x 4.44m (max) x 1.64m (min))

Range of wall and base units with laminate work surface over, composite sink and drainer with mixer tap and tiled splash back, space and plumbing for a washing machine, dishwasher and under counter fridge/freezer. UPVC double glazed windows to the rear, central heating radiator, coving to the ceiling, access to storage cupboard and door leading through to the utility.

### UTILITY

6'5" x 10'4" (1.97m x 3.16m)

UPVC double glazed side entrance door with window, wall and base units with tiled splash back, space and plumbing for a fridge freezer, tumble dryer and cooker.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, coving to the ceiling and doors to three bedrooms, the house shower room and separate w.c.

### BEDROOM ONE

10'8" x 12'5" (max) x 6'4" (min) (3.26m x 3.79m (max) x 1.95m (min))

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted wardrobes with partially mirrored doors and access to overstairs storage cupboard.

### BEDROOM TWO

9'3" x 11'7" (2.83m x 3.55m)

Access to storage cupboard, UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

### BEDROOM THREE

11'4" x 7'10" (max) x 5'3" (min) (3.47m x 2.39m (max) x 1.62m (min))

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

### SHOWER ROOM

5'4" x 5'4" (1.65m x 1.63m)

UPVC double glazed frosted window to the rear, chrome ladder style radiator, ceramic wash basin with storage unit and mixer tap, shower cubicle with shower head attachment and glass shower screen.

### W.C.

5'4" x 5'0" (1.63m x 1.53m)

Low flush w.c., UPVC double glazed frosted window to the side and fully tiled.

### OUTSIDE

To the front of the property the slate garden has planted borders and features incorporating a paved and concrete pathway leading to the front door. An iron gate opens into a tarmac driveway providing off road parking, To the rear, the garden is mainly a low maintenance block paved patio area, perfect for outdoor dining and entertaining and fully enclosed by timber fencing.

### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.