

HUNTERS[®]

HERE TO GET *you* THERE



Church Lane

Featherstone, Pontefract, WF7 6BB

Offers In Excess Of £150,000



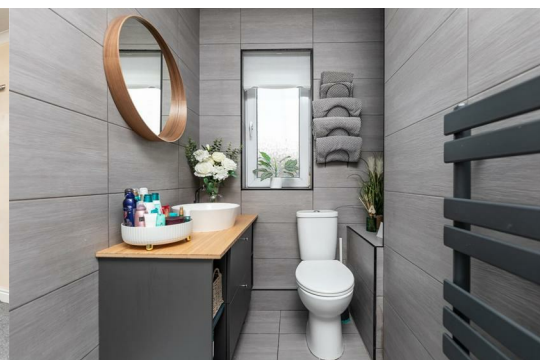
Hunters are pleased to bring to the market this delightful recently decorated throughout inner terrace property made into a lovely family home. The property has the benefit of a recently fitted boiler.

To the front of the property is a small yard with open access for off street parking. A small porch leads to the homely lounge fitted with a log burner inset into the chimney breast and tiled hearth. The kitchen is fitted with timeless shaker style base, wall units and solid oak worktop surfaces incorporating a 1½ bowl sink with mixertap, ceramic hob, oven and integrated fridge freezer. Also having a separate utility area and space for a breakfast table and chairs for dining. Stairs lead to the first floor from this room.

To the first floor are two bedrooms of a good size and a modern fully tiled shower room consisting of a WC, vanity unit providing storage with a ceramic wash bowl and modern towel radiator. Additionally fitted with an open shower cubicle housing a shower.

From the landing a staircase leads to the loftroom with traditional banister and spindles and two skylights allowing in light and storage cupboards in both alcoves.

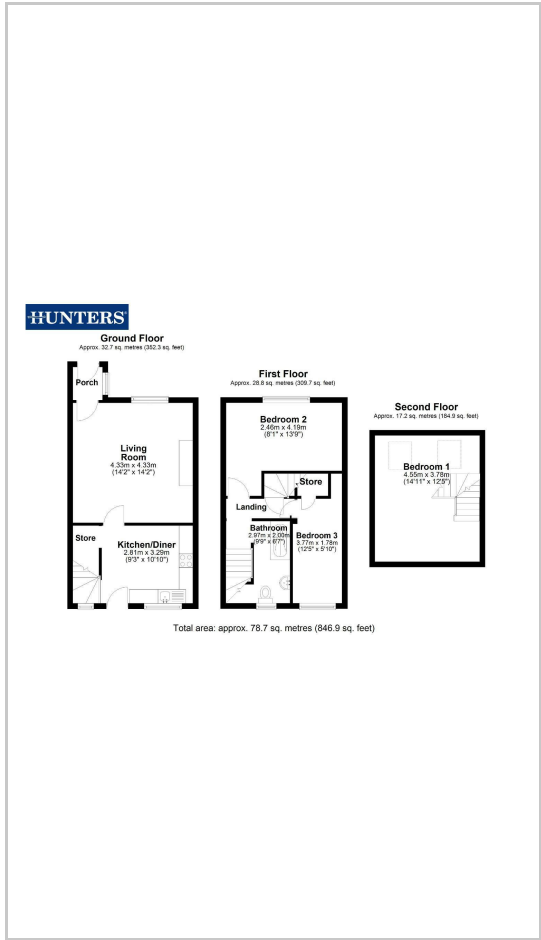
Externally there is a low maintenance courtyard with pergola, garden bar and summer house with electrics.



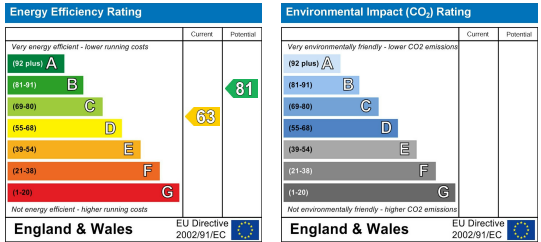
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.