



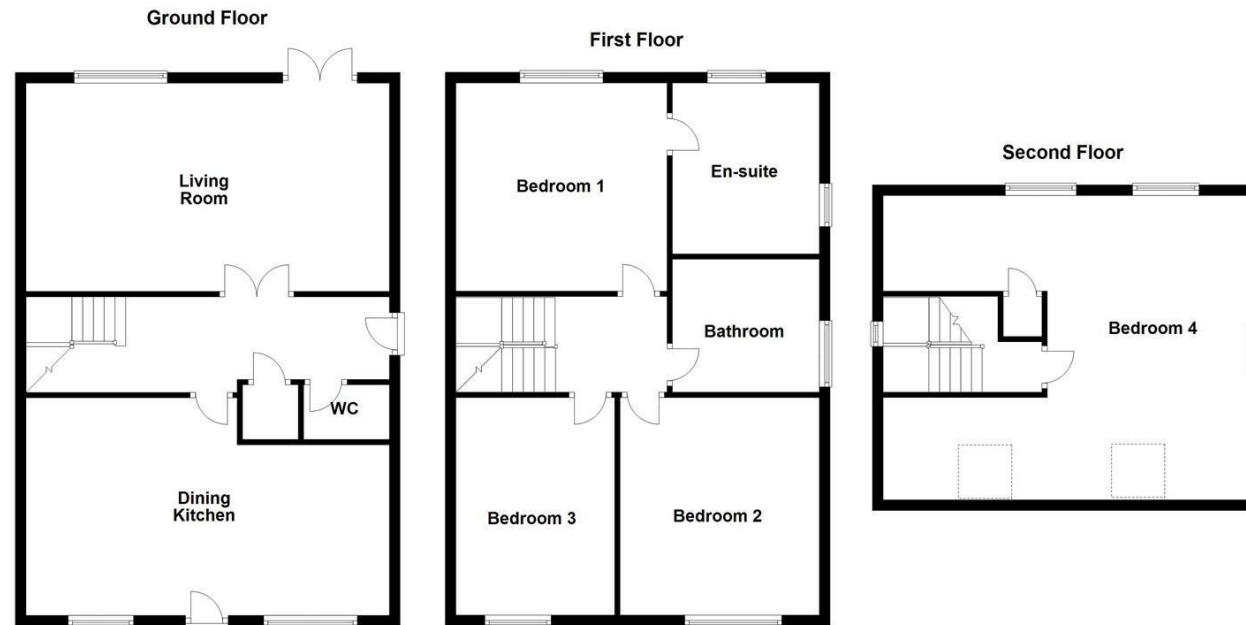
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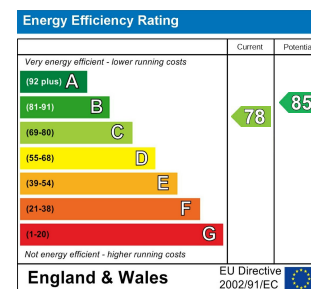
## 54A Nunns Lane, Featherstone, Pontefract, WF7 5HF

For Sale Freehold £465,000

A deceptively spacious four bedroom detached family house finished to a high standard, with the added benefit of a detached annex to the rear, as well as a further utility/store room.

With sealed unit double glazed windows and a gas fired central heating system, this beautifully presented family home has a central reception hall with a side entrance door and a guest cloakroom off to the side. The principal living room is situated to the rear with French doors out to back garden and a further window taking full advantage of the views to the rear. To the front of the house there is a living dining kitchen, finished to a high standard with U-shaped range of contemporary style units with integrated breakfast bar and appliances, alongside a well proportioned dining area. To the first floor the principal bedroom has a large en suite bathroom with two further double bedrooms being served by the family bathroom. The top floor is devoted to a large bedroom suite with windows to the side and rear, as well as velux roof lights set into the characterful sloping ceiling to the front. Outside, to the front the property has a broad surfaced parking area for several vehicles whilst to the rear of the house there is a larger garden, perfect for outside entertaining with a paved patio sitting area, fully fledged outdoor kitchen, a detached annex building with bed/sitting room, kitchenette and shower room. There is an additional utility room/store room.

The property is situated in this popular residential area within easy reach of the broad range of shops, schools and recreational facilities offered by the centre of Featherstone. Featherstone itself has its own railway station and ready access to the surrounding towns and cities, as well as the national motorway network.



### 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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### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

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## ACCOMMODATION

### RECEPTION HALL

Side entrance door, ceramic tiled floor, stairs to the first floor with understairs store, further useful storage cupboard housing the underfloor heating manifold and door to the guest toilet.

### W.C.

5'2" x 3'3" [1.6m x 1.0m]

Fitted with a quality two piece white and chrome cloakroom suite comprising low suite w.c. and wall mounted wash basin with cupboard under. Further fitted cupboard.

### LIVING ROOM

12'9" x 22'3" [3.9m x 6.8m]

French doors and windows overlooking the back garden, old school style radiator and moulded ceiling cornice.



### DINING KITCHEN

22'3" x 13'5" [max] [6.8m x 4.1m [max]]

A striking room finished to an excellent standard with a contemporary style front entrance door and two windows to the front. To the kitchen area: a good range of modern wall and base units with quartz stone work tops incorporating twin bowl ceramic sink unit. Five ring stainless steel Neff gas hob with filter hood over and mirrored splash back, two Neff built in ovens, full height integrated fridge and separate freezer and matching breakfast bar. To the dining area: a further range of fitted cupboards with a built in drinks and provision for a wall mounted television.



### FIRST FLOOR LANDING

Contemporary style vertical central heating radiator and return staircase up to the second floor.

### BEDROOM ONE

13'9" x 13'1" [4.19m x 3.99m]

Window overlooking the back garden, contemporary old school style radiator and a good range of fitted wardrobes with three double doors to the front.



### EN SUITE/W.C.

10'5" x 8'2" [3.2m x 2.5m]

Windows to both the side and rear and fitted to an excellent standard with a panelled bath with shower attachment, separate wet room style shower with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite with concealed cistern. Fully tiled walls and floor. Extractor fan and chrome heated towel rail.

### BEDROOM TWO

13'5" x 11'9" [4.1m x 3.6m]

Window to the front, double central heating radiator and fitted wardrobe with three sliding doors. Provision for a wall mounted television.



### BEDROOM THREE

13'5" x 10'5" [4.1m x 3.2m]

Window to the front and provision for a wall mounted television.

### BATHROOM/W.C.

8'2" x 8'2" [2.5m x 2.5m]

Frosted window to the side and finished to a high standard with tiled walls and floor.

Three piece suite comprising large walk in shower cubicle with twin head shower, vanity wash basin with drawers under and low suite w.c. with concealed cistern.

Contemporary style vertical radiator and extractor fan.



### BEDROOM FOUR

22'3" x 19'0" [max] [6.8m x 5.8m [max]]

A large characterful bedroom with windows to two sides and velux roof light set into the characterful sloping ceiling, access to the eaves storages, two central heating radiators, provision for a wall mounted television, built in cupboard and further built in wardrobe with sliding doors.



### OUTSIDE

To the rear the property has a large enclosed garden with a level lawn, raised paved patio sitting area immediately behind the house, further covered sitting area with built in BBQ and pizza oven and stainless steel sink unit.



### ANNEX

A large outbuilding sub-divided to provide occasional accommodation with an entrance hall, double bedroom (3.3m x 2.8m) with a window to the front and electric panelled wall heater, kitchenette (2.5m x 1.2) with stainless steel sink unit, fitted cupboards and space for a fridge and a shower room (2.0m x 1.4m) with frosted window to the side, electric heated towel rail and fitted with a three piece suite comprising shower cubicle with Mira electric shower, pedestal wash basin and low suite w.c.

### UTILITY / STORE ROOM

14'9" x 7'2" [4.5m x 2.2m]

Window to the front and side, double glazed entrance door and electric and light installed.

### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.