



**Priory Road, Featherstone Pontefract WF7 5JW**



**welcome to**

**Priory Road, Featherstone Pontefract**

WELL PRESENTED THREE BEDROOM END-TERRACED HOME LOCATED IN FEATHERSTONE. OFF STREET PARKING, DOWNSTAIRS WC, AND GARDENS TO THE FRONT AND REAR. FANTASTIC PROPERTY FOR A YOUNG FAMILY OR FIRST TIME BUYERS!



## Summary

This well-presented three bedroom end-terrace with spacious living areas throughout and briefly comprising of entrance hall, lounge and kitchen diner, downstairs WC, three bedrooms and a family bathroom. This spacious family home has been renovated throughout with gardens to front and rear ideal for entertaining with a driveway and garage providing ample off street parking. This property is perfect for the growing family and is ideally located in the village of Featherstone being close by to lots of local amenities, good schools, train station and is within easy access of the M62 perfect for those looking to commute. This property must be viewed to appreciate what the current vendors have achieved.

## Entrance Hall

With a front entrance door, stairs to the first floor and a gas central heating radiator.

## Wc

With a low level flush WC, wash hand basin and a gas central heating radiator.

## Lounge

11' 5" x 17' ( 3.48m x 5.18m )

With a UPVC double glazed window to the front aspect, electric fire, semi media wall with nooks for TV, speaker and photos and a gas central heating radiator.

## Kitchen

9' 2" x 17' 1" ( 2.79m x 5.21m )

A fitted kitchen consisting of wall and base units with work surfaces over, a bowl and half sink and drainer, range cooker hood, American fridge, two under stairs storage cupboards one with built in boiler, a gas central heating radiator and a UPVC double glazed window to the rear overlooking the garden.

## Landing

With access to the loft, storage cupboard and a gas central heating radiator.

## Bedroom One

11' 6" x 11' 6" ( 3.51m x 3.51m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

## Bedroom Two

11' 9" x 9' 5" ( 3.58m x 2.87m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Bedroom Three

8' 1" x 8' 7" ( 2.46m x 2.62m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, shower, gas central heating radiator and two UPVC double glazed windows.

## Front Garden

To the front of the property is a driveway for off street parking, path leading to the back garden.

## Rear Garden

With a patio and pebbled surround with a gate and 6ft fence surround.

## Vendors Notes

The house has solar panels and batteries providing free electricity throughout warmer months and a feed in tariff that makes money for electricity produce and not used.

Awaiting new EPC rating.



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## Priory Road, Featherstone Pontefract

- Three Bedroom End Town House
- Downstairs WC
- Completely Renovated Throughout
- Driveway And Detached Garage
- Gardens To The Front & Rear

Tenure: Freehold EPC Rating: B

offers in the region of

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116529 - 0008

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