



Featherstone Lane, Featherstone Pontefract WF7 6AH

Welcome to

Featherstone Lane, Featherstone Pontefract

EXCELLENT DEVELOPMENT OPPORTUNITY!!!! FOUR BEDROOM DETACHED COTTAGE WITH LAND AND NO ONWARD CHAIN. HUGE POTENTIAL.



Summary

LOOKING FOR A DEVELOPMENT OPPORTUNITY, THEN LOOK NO FURTHER! Four bedroom detached cottage located in Featherstone offered with no onward chain and a 1/3 To 1/2 an Acre of land. The property consists of an entrance hall, kitchen, two reception rooms, downstairs shower room and four bedrooms. This property has a staircase on both side of the property which would be easily made into two property's. A viewing is strongly recommended to appreciate the size of the plot and the development opportunity on offer.

Rear Hall

Under stairs storage cupboard and access to shower room.

Shower Room

A suite consisting of a low level lush WC, wash hand basin, walk in shower cubicle with electric shower, part tiled to walls, storage cupboard, under floor heating and a UPVC double glazed window to the rear aspect.

Lounge

12' x 11' 4" (3.66m x 3.45m)

A composite front entrance door, fire surround with inset gas fire, stairs to the first floor and a UPVC double glazed window to the front aspect.

Diner

11' x 15' 10" (3.35m x 4.83m)

With two UPVC double glazed windows to the front aspect, access to stairs to the first floor and a fire surround with inset gas fire.

Kitchen

15' 5" x 6' 7" (4.70m x 2.01m)

A fitted kitchen consisting of wall and base units, a bowl and half sink and drainer, electric hob, built in electric oven and grill, tiled splash back, plumbing for washing machine, tiled flooring, a UPVC double glazed rear entrance door and two UPVC double glazed window to the rear aspect.

Left Landing

With a window to the side aspect. and access to bedroom 1 and 4.

Bedroom One

11' 3" x 13' 5" max (3.43m x 4.09m max)

With two UPVC double glazed windows to the front aspect, electric radiator and built in wardrobes.

Bedroom Four

6' 6" x 10' 1" max (1.98m x 3.07m max)

With a UPVC double glazed windows to the rear aspect and shelving to walls.

Right Landing

Stairs from the lounge and access to bedroom 2 and 3.

Bedroom Two

12' 10" x 11' 2" (3.91m x 3.40m)

With two UPVC double glazed windows to the front aspect, electric radiator and built in wardrobes.

Bedroom Three

16' x 6' 7" (4.88m x 2.01m)

With a UPVC double glazed window to the rear aspect, an electric wall heater and access to stairs leading down to the front door.

Exterior

Shared access to the rear courtyard with 3 out buildings, patio seating area which then leads on to a gravel car park leading on to a substantial plot of land and an out building.



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Welcome to

Featherstone Lane, Featherstone Pontefract

- Four Bedroom Detached Cottage
- NO ONWARD CHAIN
- Development Opportunity
- Off Street Parking
- 1/3 To 1/2 An Acre

Tenure: Freehold EPC Rating: F

offers in excess of

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON117635 - 0003

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