



Church Lane, Featherstone Pontefract WF7 6BB

Welcome to

Church Lane, Featherstone Pontefract

Three bedroom detached home. Set over two levels. Spacious throughout. Lounge/diner, flitted kitchen, two bedrooms and the modern house bathroom. The ground floor has a large garage, workshop, office, gym/ games room with its own access door leading to the front elevation.



Office

12' 8" x 8' 9" (3.86m x 2.67m)

With a composite front entrance door, built in storage cupboard, laminate flooring and two storage cupboards.

Garage

With an electric roller door to the front, a door into the office and double doors into the gym/ games room.

Gym/ Games Room

17' 6" x 21' 9" (5.33m x 6.63m)

With a door into bedroom 3 and double doors into the garage.

Bedroom Three

18' 9" x 11' 7" (5.71m x 3.53m)

With a UPVC double glazed window to the side aspect, laminate flooring, spiral staircase to the lounge/diner and two gas central heating radiators.

Utility Room

4' 5" x 4' 4" (1.35m x 1.32m)

With a plumbing for washing machine, laminate flooring and two gas central heating radiators.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, corner bath and a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Lounge/ Diner

21' 6" x 12' 3" (6.55m x 3.73m)

With two UPVC double glazed window to the rear aspect, French doors to the rear aspect, laminate flooring, two gas central heating radiators, a UPVC double glazed window to the side aspect and a spiral staircase to the ground floor.

Kitchen

9' 6" x 12' 2" (2.90m x 3.71m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, sink and drainer, gas hob, electric oven, extractor fan, integrated fridge freezer, dishwasher, glass splash back, tiled flooring, gas central heating radiator and a UPVC double glazed window to the side aspect.

Bedroom One

9' x 11' 1" (2.74m x 3.38m)

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

Bedroom Two

10' 1" x 10' 2" (3.07m x 3.10m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing bath, walk in shower, fully tiled to walls, extractor fan, a chrome heated towel rail and a UPVC double glazed window to the side aspect.

Front Garden

With a driveway to the front, small buffer lawn and a gate to the rear.

Rear Garden

With a composite decked area with a brick wall surround.



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Welcome to

Church Lane, Featherstone Pontefract

- Three Bedroom Detached Unique Property
- Modern Fitted Kitchen And Bathroom
- Local Amenities, Schools, Shops, Pubs
- Large Garage, Gym/ Games Room, utility Room And Work Shop
- Ground Floor Bedroom And Bathroom

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117702 - 0003

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