



**Featherstone Lane, Featherstone Pontefract WF7 6AD**

***Welcome to***

**Featherstone Lane, Featherstone Pontefract**

\*\*\*GUIDE PRICE £240,000 - £250,000\*\*\* Three bedroom semi-detached well presented dormer style home with a driveway and DETACHED GARAGE. Ideal for anyone wanting ground floor living with an additional bedroom and ENSUITE upstairs. Generous size rear garden with patio area.



### **Entrance Hall**

UPVC Double glazed door to the side, access leading into the lounge kitchen/diner, two bedrooms and the family bathroom. Stairs leading to the first floor providing access to the master bedroom and ensuite.

### **Lounge**

10' 9" x 16' 2" ( 3.28m x 4.93m )

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

### **Kitchen**

10' 9" x 10' 7" ( 3.28m x 3.23m )

A fully fitted kitchen consisting of wall, base and drawer units with complimentary work surfaces over, double oven, convection hob and with cooker hood over, stainless steel sink and drainer, integrated fridge freezer, washing machine, dishwasher, cupboard housing boiler, gas central heating radiator, UPVC window to the rear and a UPVC double glazed door to the rear.

### **Bedroom Two**

9' 10" x 7' 5" ( 3.00m x 2.26m )

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

### **Bedroom Three**

8' 8" x 9' 10" ( 2.64m x 3.00m )

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

### **Bathroom**

A modern three piece fitted suite consisting of a low level flush WC, wash hand basin with vanity unit, and a panel bath with shower over. Chrome heated towel rail and a UPVC double glazed window to the side aspect.

### **Bedroom One**

UPVC double glazed window to the rear aspect and a gas central heating radiator. Access in to the ensuite. Spotlights to the ceiling.

### **Ensuite**

A modern three piece fitted suite comprising of a low level flush WC, wash hand basin with vanity unit and shower cubicle. Spotlights to the ceiling.

### **Exterior**

To the front of the property is a easy to maintain garden with a driveway leading to a detached garage. To the rear of the property is a generous size garden with patio area with fenced boundaries, and two summer houses ideal for entertaining.



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**Welcome to**

**Featherstone Lane, Featherstone  
Pontefract**

- \*\*\*GUIDE PRICE £240,000 - £250,000\*\*\*
- Three Bedroom Dormer Style Home
- Ensuite To Master
- Driveway
- Detached Garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£240,000 - £250,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON117498 - 0007

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