



**Church Lane, Featherstone PONTEFRAC T WF7 6BB**

***Welcome to***

**Church Lane, Featherstone PONTEFRACT**

Two bedroom mid terraced property located in North Featherstone. Ideal for a first time buyer or buy to let investor. Off street parking to the front and a fully enclosed garden to the rear. Must be viewed!!!!





### Entrance Porch

With a UPVC front entrance door, laminate flooring and a UPVC double glazed window to the side aspect.

### Lounge

14' 2" x 14' 1" ( 4.32m x 4.29m )

With a UPVC double glazed window to the front aspect, multi fuel log burner, brick chimney breast with slate hearth and a gas central heating radiator.

### Dining Room

10' 7" x 9' 3" ( 3.23m x 2.82m )

With a gas central heating radiator and laminate flooring.

### Kitchen

10' 7" x 7' 10" ( 3.23m x 2.39m )

A fitted kitchen consisting wall, base and draw units with solid wood work surfaces over, bowl and half sink and drainer, induction hob, electric oven, extractor fan, plumbing for washing machine, space for fridge freezer, laminate flooring, spot lights to the ceiling, gas central heating radiator, UPVC rear door and a UPVC double glazed window to the rear aspect.

### Landing

With access to the loft and a sky light to the rear.

### Bedroom One

14' 2" x 14' 1" ( 4.32m x 4.29m )

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

### Bedroom Two

4' 9" x 9' 3" ( 1.45m x 2.82m )

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

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, P shared bath with shower over and screen, vinyl floor covering, part tiled to walls and a UPVC double glazed window to the rear aspect.

### Front Exterior

Driveway for off street parking.

### Rear Garden

With a patio seating area, garden shed with electric, mainly laid to pebble with a timber and brick wall surround.



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## **Church Lane, Featherstone PONTEFRACT**

- Two Bedroom Mid-Terrace Home
- Driveway For Off Street Parking
- Fully Enclosed Rear Garden
- Local Amenities, Shops, Schools, Pubs
- Ideal First Time Buyer Home

Tenure: Freehold EPC Rating: D

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118345 - 0002

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