



Flat 1, Post Office Road, Featherstone Pontefract WF7 5EP

Welcome to

Flat 1, Post Office Road, Featherstone Pontefract

Three bedroom ground floor apartment close to local amenities and both road and rail networks. Ideal for the first time buyer or young family, viewing is highly recommended.



Entrance Hallway

With a double glazed side entrance door, alarm and giving access to the lounge and dining room.

Entrance Hall

With laminate flooring and electric wall heater.

Lounge

19' 3" x 13' 4" (5.87m x 4.06m)

With two UPVC double glazed windows to the rear and double glazed French doors leading out into the communal area at the back, two electric heaters and electric fire with fire surround.

Kitchen

9' 2" x 9' 1" (2.79m x 2.77m)

A fully fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, a stainless steel one and a half bowl sink and drainer, a UPVC double glazed window to the side, electric oven, electric hob and extractor hood. There is plumbing for washing machine, tiled flooring, integrated fridge freezer and a UPVC double glazed window to the side aspect.

Bedroom One

9' 7" x 17' 5" (2.92m x 5.31m)

With two double glazed windows to the front and an electric storage heater.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, chrome heated towel rail and tiled flooring.

Bedroom Two

16' 7" x 8' 9" (5.05m x 2.67m)

With a double glazed window to the side aspect, walk in wardrobe and an electric heater.

Bedroom Three

14' 1" max x 6' 5" (4.29m max x 1.96m)

With a UPVC double glazed window to the side and an electric heater.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over and screen, part tiled to the walls, tiled flooring, extractor fan and an electric heater.

Front Garden

A pebbled garden to the front with wrought iron gates and fencing.

Rear Garden

An enclose rear garden, patio seating area, timber fencing surround with a side gate, garden shed, access leading down the side and 2 parking spaces.



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Welcome to

**Flat 1 Post Office Road, Featherstone
Pontefract**

- Three Bedroom Ground Floor Apartment
- Excellent Location
- Well Appointed
- Good Size Accommodation
- Close To Local Amenities

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118832 - 0002

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