

...Your proactive estate agent



The Links, Featherstone, WF7 6NB
£260,000

Park Row

Occupying a generous corner position, the property boasts well-maintained gardens, a private driveway, and a separate garage. Inside, the home is well presented throughout and is offered with no onward chain, making it an excellent opportunity for a hassle-free move.

The spacious accommodation includes three well-proportioned bedrooms, a shower room, and a separate WC. The kitchen leads seamlessly into a bright conservatory, providing additional living space with views of the garden. At the heart of the home, a large lounge offers plenty of space for relaxation and entertaining, while the welcoming front entrance porch adds to the property's charm.

With its fantastic location, excellent layout, and well-maintained condition, this bungalow is not to be overlooked—ideal for those looking for a peaceful yet well-connected home.



GROUND FLOOR ACCOMMODATION

Entrance

Upvc double glazed door will lead into the porch. With a storage chord and access into the lounge.

Lounge

Upvc double glazed window to the front elevation. Fire place with hearth and surround. Central heated radiator and door to the middle entrance hallway.

Hallway

Providing access to all bedroom's bathroom toilet and the kitchen. Central heating radiators and loft access.

Kitchen

Wall and base kitchen units with complimentary work sure faces over. There is a double-glazed window to the front elevation and a side door. Sink drainer and mixer tap. Plumbing for a washing machine and a space for a fridge freezer. Oven hob and extractor fan and a central heated radiator. Door to the conservatory.

Conservatory

With access to the rear garden and views to the front and rear gardens. Upvc construction.

W.C

Upvc double glazed side window. Wc.

Shower room

Upvc double glazed window to the side elevation. Walk in shower cubicle and a central heated radiator.

Bedroom one

Upvc double glazed window to the rear elevation. Central heated radiator.

Bedroom two

Upvc double glazed window to the rear elevation. Central heated radiator.

Bedroom three

Upvc double glazed window to the rear elevation. Central heated radiator.

Garden

Gardens to the Front side and the rear. Immaculately maintained and extremely well-presented gardens. With mature plants shrubs and trees. Lawned gardens and patio areas. Security lighting and an outdoor tap. Occupying a corner position and separating the front from the rear and also separating the driveway and garage. Well-designed secure and landscaped.

Garage

With a up and over door. A driveway provides off street parking.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to

'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

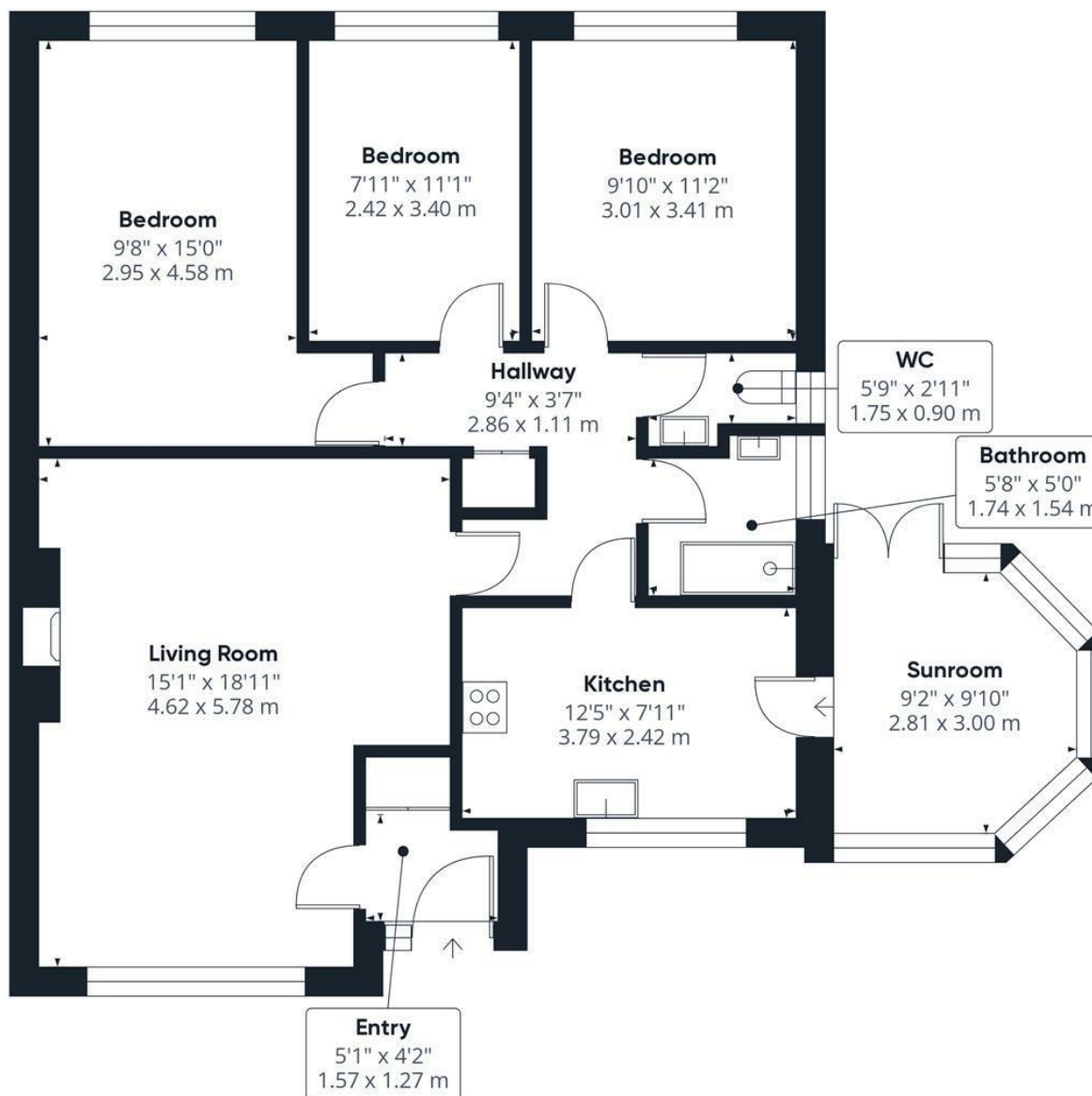
CASTLEFORD - 01977 558480

VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will

be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Approximate total area⁽¹⁾

942.16 ft²
87.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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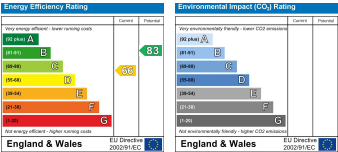
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