

...Your proactive estate agent



Featherstone Drive, Featherstone, Pontefract, WF7 6FH
Offers Over £170,000

Park Row



Hallway

1.51 x 1.24 m (4'11" x 4'0")

Hallway giving you access to the living room and the first floor. Carpeted throughout. Central heated radiator.



Living Room

5.02 x 3.01 m (16'5" x 9'10")

Access to the kitchen / dining room. Carpeted throughout. Central heated radiator. UPVC window looking to the front of the property.



Kitchen / Dining Room

3.28 x 4.15 m (10'9" x 13'7")

UPVC window looking to the rear of the property. Range of high and low level base units. Option to reconnect

plumbing for a washing machine. Integrated cooker with hob. Mixer tap with stainless steel sink and drainer. Access to the rear garden and WC.



WC

1.58 x 1.03 m (5'2" x 3'4")

A compact WC with white walls, a toilet, and a small basin with stainless steel taps. Extractor fan. Central heated radiator.



Landing

2.03 x 1.94 (6'8" x 6'4")

Access to the bedrooms and main bedroom. Carpeted throughout.

Main Bedroom

3.00 x 4.15 m (9'10" x 13'7")

Large UPVC window looking onto the rear. Central heated radiator. Carpeted throughout.



Bedroom Two

3.14 x 4.14 m (10'3" x 13'6")

Two UPVC windows looking to the front of the property. Carpeted throughout. Central heated radiator. Built in storage cupboard.



Bathroom

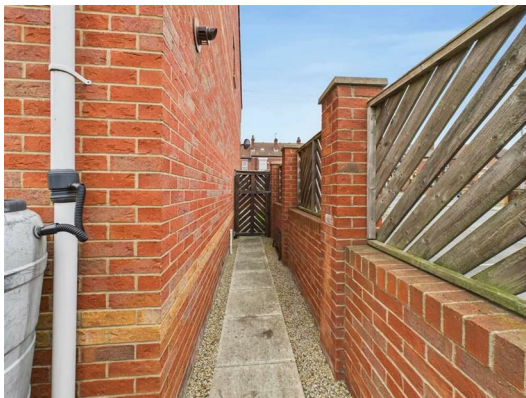
2.03 x 2.09 m (6'8" x 6'10")

UPVC frosted window looking to the side elevation. Central heated radiator. Stainless steel taps and hand wash basin. Bath with stainless steel tap and handheld shower.



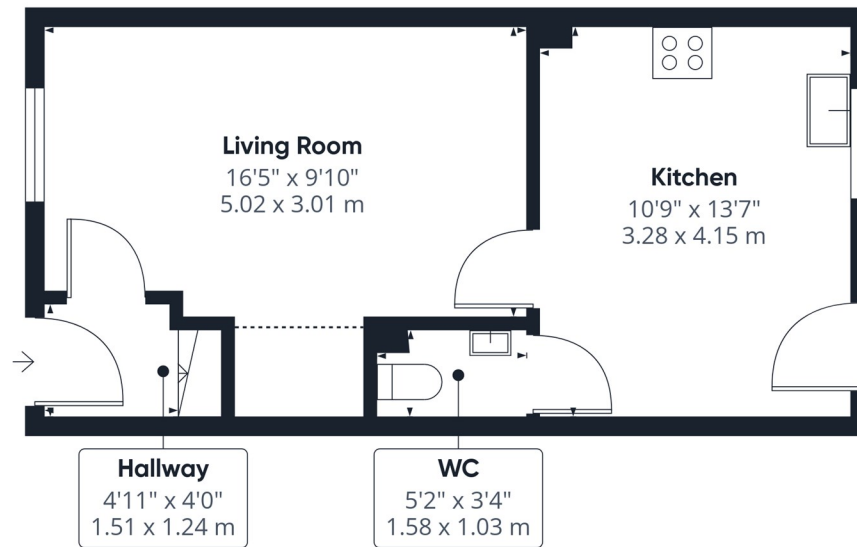
Rear Garden

An attractive rear garden, enclosed and private, laid mainly to lawn with a paved patio area for seating or entertaining. The garden is bordered by fencing and some mature shrubbery adding greenery and privacy. There is access to a side gated path leading back to the front of the property.

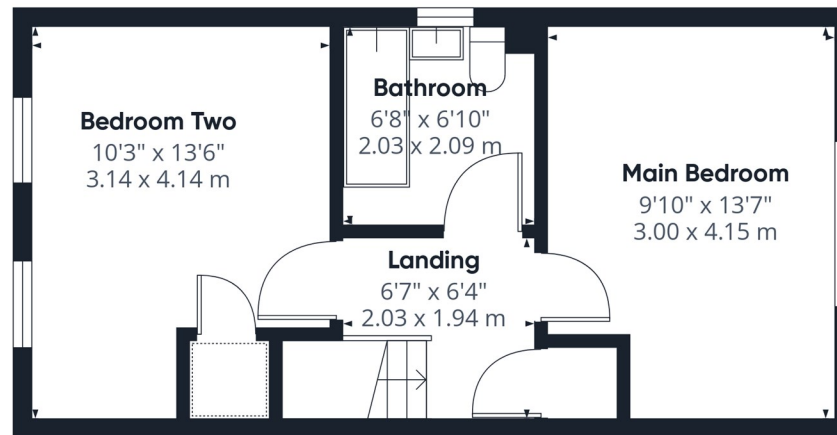


Side Access

An external side passageway runs alongside the property, fully paved and bordered by brick walling and timber fencing, providing access from the front to the rear garden. This practical side access is ideal for bins or garden equipment.



Floor 0



Floor 1

Approximate total area⁽¹⁾

704 ft²
65.4 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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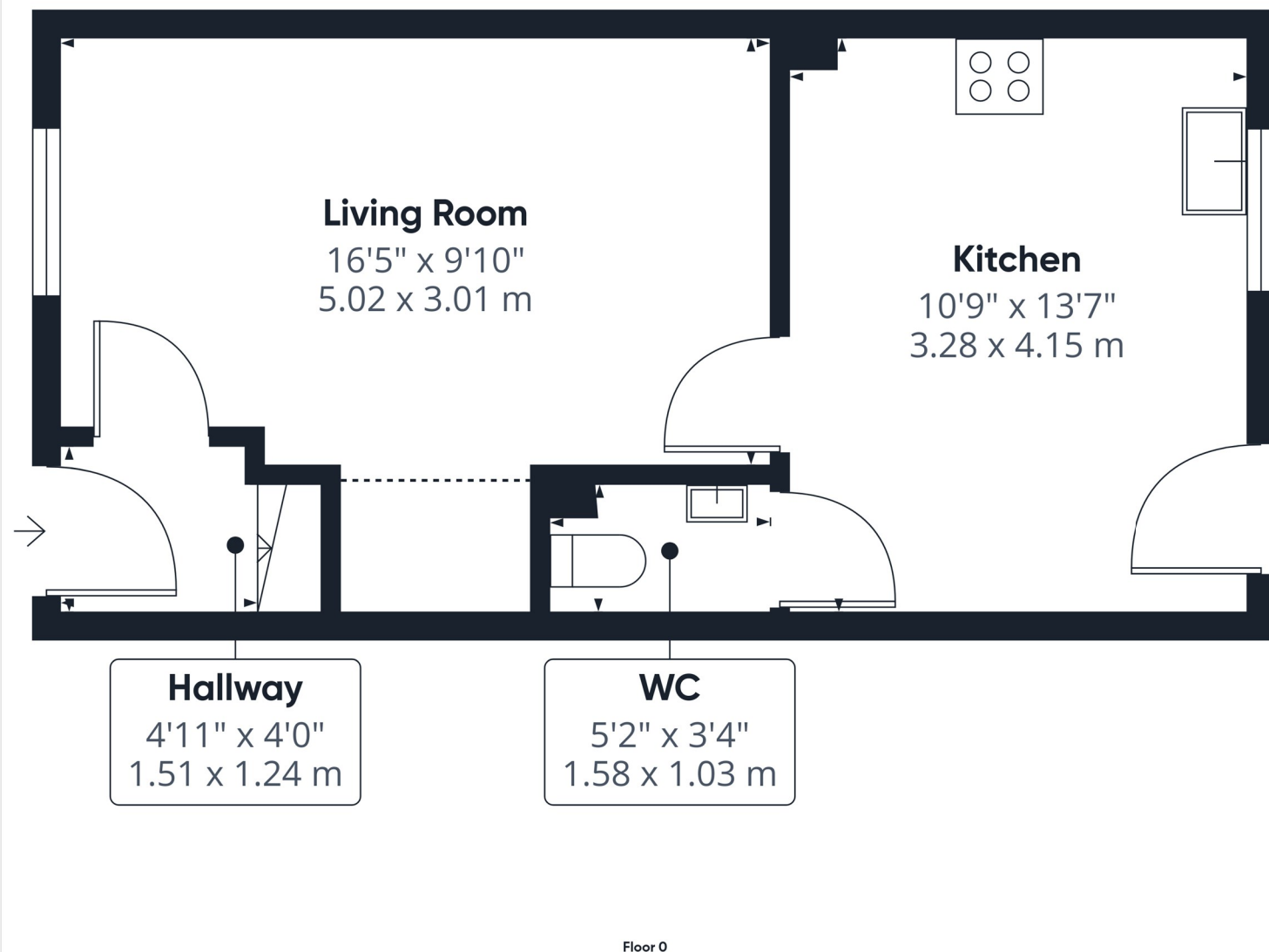
T 01977 791133

W www.parkrow.co.uk

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN

pontefract@parkrow.co.uk





Approximate total area⁽¹⁾

369 ft²
34.3 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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