

Stanley Street, Pontefract

£750 Per Calendar Month

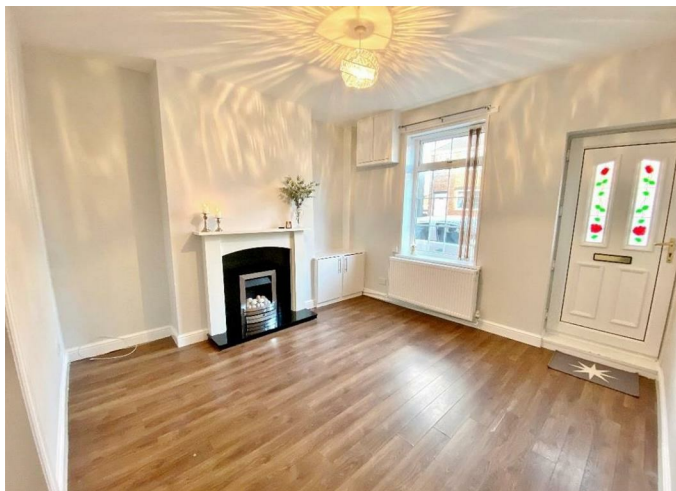
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Welcome to this charming terraced house in the delightful town of Featherstone. This home is well presented throughout, offering a warm and inviting atmosphere for you to make it your own. Situated in a friendly neighbourhood and close to local amenities, this property is perfect for those seeking a convenient and comfortable lifestyle. Contact us today to arrange a viewing and envision yourself living in this lovely home with its charming features and great potential.



- Modern and Well Presented Throughout
- Spacious Lounge
- Kitchen/Breakfast Room
- Bright and Airy Conservatory
- Downstairs Family Bathroom
- Two Double Bedrooms
- Hard Standing Rear Yard
- EPC Grade D
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Lounge

This is a generous sized room that consists of a feature fireplace, gas central heating radiator and a double glazed window to the front elevation.

Kitchen/Breakfast Room

Consisting of modern wall and base units with work surfaces over, sink and drainer with mixer taps, gas central heated radiator and double glazing.

Conservatory

This bright and spacious conservatory is perfect for that added space.

Family Bathroom

Family bathroom is situated downstairs and consists of modern three piece bathroom suite, gas central heated radiator and double glazing.

Bedroom One

This double bedroom is carpeted, with a gas central heated radiator and a double glazed window over looking the front of the property.

Bedroom Two

This second bedroom consists of a gas central heated radiator and double glazed window over looking the rear of the property.

External

To the rear of the property is an enclosed, hard standing yard with gated access. To the front there is on street parking.



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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