

## Station Lane, Pontefract



**£475 PCM**



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Welcome to this charming one-bedroom first-floor flat located on Station Lane in Featherstone. This property boasts a private entrance, offering you a sense of exclusivity and privacy right from the start.

With one reception room, one bedroom, and a well-appointed bathroom, this flat is perfect for individuals or couples looking for a cosy and convenient living space. The central location on Station Lane in Featherstone provides easy access to local shops and public transport, making daily errands and commuting a breeze.

Available from the 1st of November, this flat presents a fantastic opportunity to reside in a vibrant and well-connected area. Don't miss out on the chance to make this lovely flat your new home sweet home. Contact us today to arrange a viewing and secure this delightful property for yourself.



- Large Lounge
- Modern Kitchen
- Good Sized Bedroom
- Shower Room
- Private Entrance
- EPC Grade D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Entrance Lobby

uPVC entrance door giving access to the entrance lobby and stair case leading to the accommodation.

### Lounge

12'7"(max) x 14'0" (max) (3.84(max) x 4.27 (max))

With a window to the front elevation, this good sized lounge has a built in cupboard, meter cupboard and a gas central heated radiator.

### Kitchen

7'9"(max) x 8'10" (max) (2.36(max) x 2.69 (max))

This bright an airy kitchen is fitted with a range of quality wall and base units finish with contemporary chrome handles. Roll top work surfaces incorporating a single sink drainer with mixer taps, built in oven, gas hob and extractor hood.

### Shower Room

3'11"(max) x 7'5" (max) (1.19(max) x 2.26 (max))

Having a modern style white suite comprising, pedestal wash hand basin with chrome taps over and tiled splashbacks. Low flush w.c and separate fully tiled, corner shower cubicle housing mains fed shower with chrome fittings. Wall mounted combi boiler, single central heating radiator and uPVC double glazed window.

### Landing

With staircase leading to the bedroom.

### Bedroom

12'5"(max) x 17'3" (max) (3.78(max) x 5.26 (max))

This large bedroom has two Velux windows and under eaves storage.

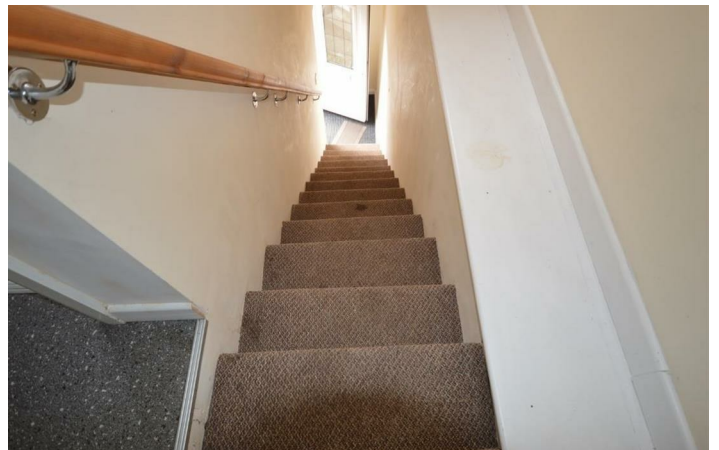
### Externally

The property has a private entrance and parking.

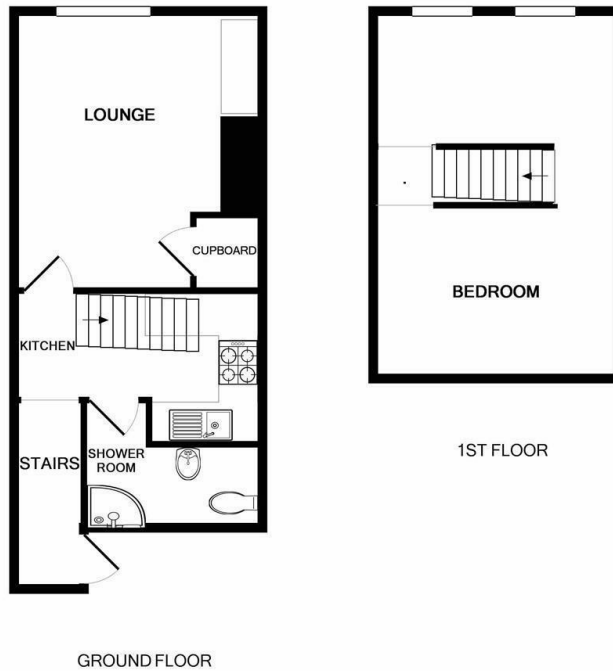
### Floor Plan

### EPC

EPC Grade D



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>58</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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