



# CROWN

## ESTATE AGENTS

### Pontefract Road, Featherstone



**£795 Per Calendar Month**



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Welcome to this charming 3-bedroom end terrace house located on Pontefract Road in Featherstone. This property is perfect for commuters, being conveniently situated close to local amenities and schools.



- Large Reception Room
- Spacious Kitchen Diner
- Ground Floor Bathroom
- Three First Floor Bedrooms
- Fully Central Heated and Double Glazed
- Accessible Location
- Close to Schools Shops and Facilities
- EPC Grade D
- Council Tax Band A

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Lounge

11'7" x 12'11" (3.53 x 3.94)

Good sized lounge featuring laminate flooring, a stove style plug in electric fire inset in the chimney breast. With a wall mounted cupboard housing the consumer unit and electric meter. Also featuring four double plug points, telephone and TV points and UPVC window.

### Kitchen Diner

11'7" x 10'4" ( (max) x (max) ) (3.53 x 3.15 ( (max) x (max) ))

This kitchen diner with laminate tile effect floor, features a free standing beko electric cooker, tall floor mounted cupboard with glazed doors and glass shielding. It also features, a single sink drainer, mixer tap, work surfaces with tiled surround, drawers and cupboards and fitted units.

### Rear Entrance Hall

6'8" x 4'0" ( (max) x (max) ) (2.03 x 1.22 (2.02 (max) x (max) ))

Located to the rear of the property, featuring laminate flooring, stair case to the first floor, glazed door to the garden and radiator.

### Family Bathroom

This family bathroom is situated on the ground floor of the property. It has a frosted window and is fully tiled. It comprises of a three piece white suite, with an electric shower over the bath.

### Landing

With recessed shelving and wall mounted Ravenheat condensing combi-boiler. Also with CO alarm, smoke alarm and double power point

### Master Bedroom

11'7" x 13'1" ( (max) x (max) ) (3.53 x 3.99 ( (max) x 3.98 (max) ))

This spacious Double Bedroom is situated at the front of the property. Featuring a new grey carpet, 3 double power sockets - one with 2 USB points, window and radiator.

### Bedroom Two

6'10" x 12'10" (2.08 x 3.91 (2.09 x 3.92))

This Double Bedroom is situated at the rear of the property, featuring new brown carpet, coved ceiling, 3 double power points -2 with USB points and windows to the side and rear.

### Bedroom Three

5'10" x 10'3" (1.78 x 3.12 (1.77 x 3.13))

Situated at the rear of the property, this property features 2 double power points - 1 with a USB point, window and radiator.

### External

Pebbled to the front of the property with small brick wall to 2 sides and wooden frame to the other side. The rear is fully paved and enclosed with access from the rear for off street parking.






## Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with Homestyler ©2024



### Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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