



**Post Office Road, Featherstone**

**Offers In Excess Of £100,000**





Post Office Road, Featherstone

House - Mid Terrace

2 Bedrooms, 1 Bathroom

- STYLISH & QUIRKY TWO DOUBLE BEDROOM TERRACE HOUSE
- ATTRACTIVE LOW MAINTENANCE ENCLOSED REAR COURTYARD
- SHORT WALKING DISTANCE OF WEALTH LOCAL AMENITIES & TRAIN STATION
- IDEAL FOR COMMUTERS LOOKING FOR AN IMMACULATE STARTER HOME
- LOUNGE, DINING ROOM & MODERN REFITTED KITCHEN
- FIRST FLOOR LANDING, MASTER BEDROOM & LUXURY HOUSE BATHROOM
- SECOND FLOOR LANDING & SECOND DOUBLE BEDROOM/OFFICE SPACE
- SMALL PEBBLED ENCLOSED FRONT BUFFER GARDEN. ON STREET PARKING
- ACCESS TO A1/M62 CENTRAL FOR MAJOR NORTHERN TOWNS & CITIES
- COUNCIL TAX BAND A

This stylish and quirky two bedroom mid terrace house boasting immaculate internal living accommodation throughout briefly comprises; an inviting lounge, charming dining room and cream high gloss fitted kitchen to the ground floor. The first floor landing provides access to the master bedroom and luxury house bathroom with walk in shower. There is also access to the second floor and another generous bedroom with large timber double glazed Velux style window providing a flood of natural light and far reaching views.

Externally, the property has a lovely low maintenance buffer garden to the front, having a brick boundary wall and gate. Whilst to the rear there is another low maintenance courtyard which is enclosed offering a degree of privacy, ideal for al fresco dining or simply relaxation on sunny days.

With ready to move into accommodation and being enviably offered with no chain, this is the perfect opportunity for a first time buyer, as well as those downsizing or buy to let investors.

Location: Extremely conveniently placed being just a short walk from local amenities, shops and Featherstone Rovers rugby ground. Ideal for the commuter looking for an affordable quality home having access to major northern centres, by road, public transport links including being within a few minutes walk of Featherstone train station.





**Lounge**  
UPVC double glazed front entrance door opens to this light and airy lounge. Having a central heating radiator, UPVC double glazed walk in bay window to the front aspect and laminate floor

**Dining Room**  
This delightful dining room offers a more intimate setting being an ideal space for cosy small family/friends entertaining. Having a UPVC double glazed window to the rear aspect, central heating radiator

**Kitchen**  
This modern fitted kitchen offers a range of cream high gloss fitted units providing ample storage. There

are roll edge laminate work surfaces incorporating a stainless steel sink with mixer tap over. Having integral electric oven, induction hob with a stainless steel chimney style extractor fan over and plumbing for automatic washing machine. There is a UPVC double glazed window to the rear aspect and door to the side aspect which opens to the rear courtyard.

**First Floor Landing**  
Having stairs off leading to the second floor and access to the master bedroom and house bathroom

**Master Bedroom**  
A particularly spacious room yet enjoying a really cosy feeling. Having a UPVC double glazed window to the front aspect, laminate floor and central heating radiator



**House Bathroom**

A luxurious bathroom having a quality fitted suite including a double walk in shower, rectangle panel bath, unit housed hand wash basin and low flush WC. There is a UPVC double glazed window to the rear aspect, central heating radiator and laminate floor

**Second Floor Landing**

A small landing with door providing access to the second bedroom

**Bedroom Two**

Another spacious double bedroom. The current owner uses the space to incorporate a study area which provides a pleasant working area for those wishing to work from home. Having a timber double glazed Velux

style window to the rear aspect, central heating radiator and storage space in the eaves. (having limited headspace towards the eaves)

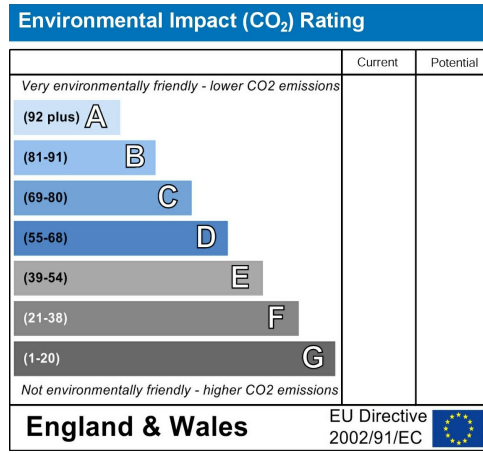
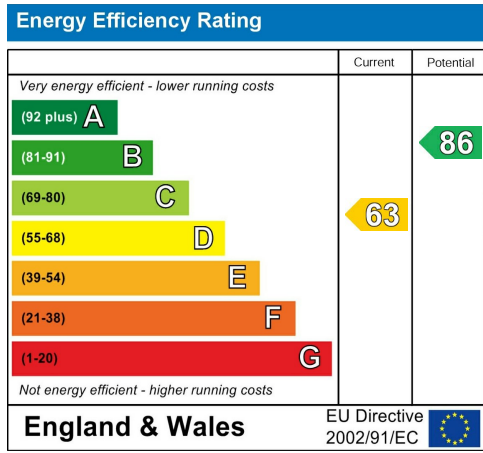
**Outside**

There is a brick boundary wall with a wooden gate opening to a pleasant small pebbled front garden with a path leading to the front entrance door. There is also on street parking. To the rear of the property there is an enclosed pleasant pebbled courtyard which is private in nature, ideal for al fresco dining or simply relaxing with your favourite tippie on sunny days and evenings

**AGENT NOTE**

Although being marketed as a 2 bedroom property, Martin & Co have been advised that building

regulations cannot be provided for the 2nd bedroom. This is due to the build date of the property (approx 1901 - 1910) pre-dating modern building regulation requirements. Martin & Co have been given information by the vendor that the 2nd bedroom exceeds the modern day square footage requirements of 7.5 sq.m, the vendor informs us it is 10.31 sq.m. It also meets the requirements to be adequately ventilated due to having a velux style window. Martin & Co recommends that a conveyancing solicitor should be made aware of this during the sales process in order to satisfy any enquiries.









Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

790.44 ft<sup>2</sup>  
73.43 m<sup>2</sup>

**Reduced headroom**

25.75 ft<sup>2</sup>  
2.39 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

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

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

