



**Westerman Close, Featherstone**

**£220,000**

**MARTIN & CO**

# Westerman Close, Featherstone

## House - Semi-Detached 3 Bedrooms, 2 Bathroom

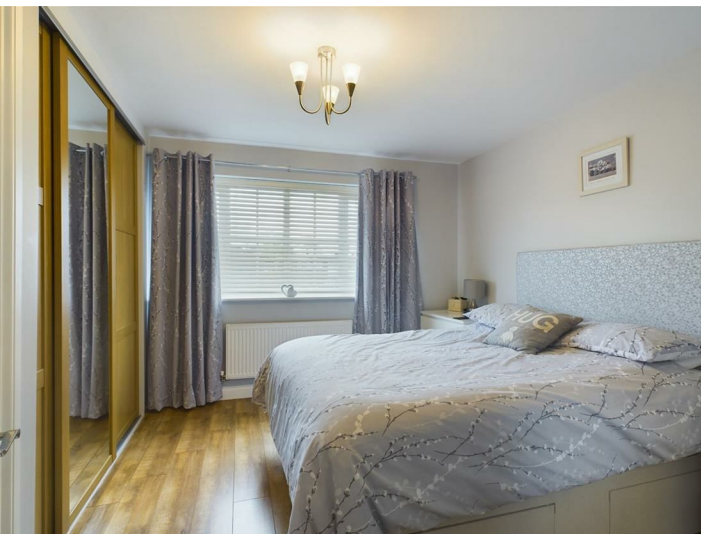
£220,000

- IMMACULATE & STYLISHLY PRESENTED 3 BED SEMI DETACHED EXECUTIVE STYLE FAMILY HOME
- DECEPTIVELY SPACIOUS ACCOMMODATION THROUGHOUT
- DELIGHTFUL ENCLOSED LANDSCAPED REAR GARDEN IDEAL FOR OUTDOOR ENTERTAINING
- MODERN RESIDENTIAL DEVELOPMENT CLOSE TO LOCAL AMENITIES & SCHOOLS
- CENTRAL FOR MAJOR NORTHERN TOWNS & CITIES. MOTORWAY NETWORK CLOSE BY
- IDEAL FOR THE COMMUTER, TRAIN STATION WITHIN CLOSE WALKING DISTANCE
- FABULOUS LEISURE FACILITIES, ASPIRE, XSCAPE & JUNCTION 32 A SHORT DRIVE AWAY
- COUNCIL TAX BAND C
- EPC RATING C

Welcome to this **STYLISH** and **IMMACULATELY** presented house located in the locally well regarded Westerman Close, Featherstone. This **DESIRABLE SEMI DETACHED HOME** is ideal for individuals or families looking to settle in a vibrant community with plenty to offer. With its inviting atmosphere and great amenities nearby, this property is sure to make you feel right at home. Don't miss out on the chance to make this house your own and enjoy all that this wonderful location has to offer.

The internal accommodation simply must be viewed in order to appreciate the deceptively spacious living space and briefly comprises, entrance hall, cloaks/WC, lounge with arch opening to the dining area with French doors opening to the attractive rear landscaped garden. There is also a spacious fitted kitchen. The garage has been converted into a useful utility/storage space. First floor landing provides access to three bedrooms and house bathroom with separate shower. The master bedroom boasts a generous en-suite. There is a drive to the front and open plan lawn area, whilst to the rear there is a particularly attractive enclosed landscaped garden, ideal for children, pets, outdoor entertaining or simple relaxation.

Situated in a prime location, residents will have easy access to fabulous leisure facilities such as Aspire, at Pontefract Park, Xscape and Junction 32, perfect for those who enjoy shopping, dining out, keep fit or seeking entertainment options.



### Entrance Hall

Having a composite entrance door, laminate floor and internal door to the converted garage.

### Cloaks/WC

Having downlights to ceiling, extractor fan, a frosted UPVC double glazed window to the front aspect, a low flush WC and laminate floor.

### Converted Garage

This converted garage, which can be reverted back if required, is used by the current owner as a utility area and storage. There is a vent for a tumble dryer and a wall mounted boiler.

### Lounge

A particularly spacious reception room having coving

to ceiling, a UPVC double glazed window to the front aspect, central heating radiator and laminate floor. A particularly attractive focal point of this room is a limestone fireplace with cast iron style back and granite style hearth housing a living flame gas fire. There is an archway opening to the dining room.

### Dining Room

Having coving to ceiling, UPVC double glazed French doors opening to the rear patio, central heating radiator and laminate floor.

### Kitchen

Furnished with a range of fitted wall, base and cupboard units having roll edge timber style work surfaces incorporating a single bowl stainless steel



sink with mixer tap over and tiled splashbacks. There is plumbing for an automatic washing machine and an integrated electric fan assisted oven, gas hob and extractor fan over. There are downlights to the ceiling, UPVC double glazed window to the rear aspect and a composite external door providing further access to the rear garden.

**First Floor Landing**

Accessed by this attractive turn around staircase there is loft access and a storage/airing cupboard. Doors to the three bedrooms and house bathroom.

**Master Bedroom**

Having a UPVC double glazed window to the front aspect, central heating radiator and built in partially mirrored wardrobes. Laminate floor and access to the en-suite.

**En suite**

A modern white suite including a unit housed hand wash basin and WC, and large shower cubicle. Having complementary tiling to the walls, there are downlights to the ceiling, a chrome ladder style central heating radiator, laminate floor and UPVC double glazed window to the side aspect.

**Bedroom Two**

With a UPVC double glazed window to the rear aspect, laminate floor and central heating radiator.

**Bedroom Three**

Having a UPVC double glazed window to the rear aspect, laminate floor, central heating radiator and built in mirror front wardrobes.


**House Bathroom**


A modern white bathroom suite including a pedestal hand wash basin, low flush WC, rectangle panelled bath and a separate generous shower cubicle. Having complementary tiling to the walls and a laminate floor, there are downlights to the ceiling and ladder style central heating radiator.

**Outside**

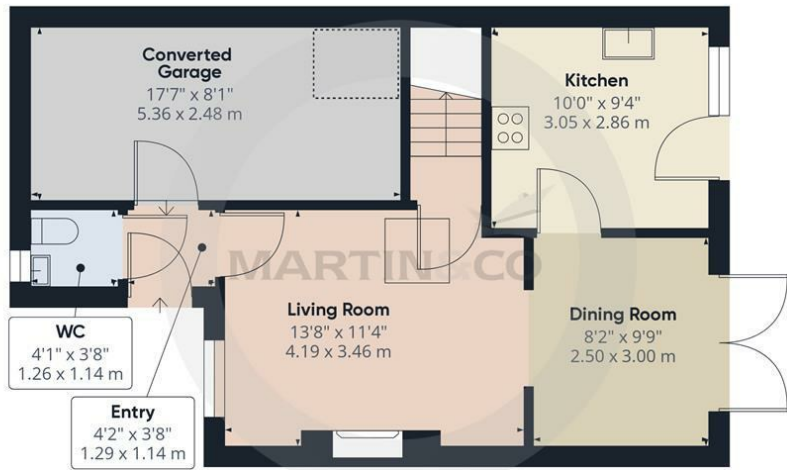
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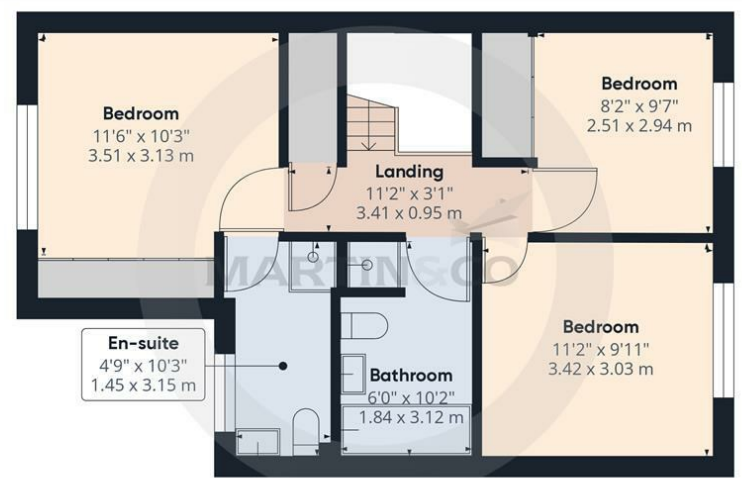
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1040.92 ft<sup>2</sup>  
96.7 m<sup>2</sup>

**Reduced headroom**  
12.49 ft<sup>2</sup>  
1.16 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.

GIRAFFE360

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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.

