



Priory Road, Featherstone

£90,000



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House

2 Bedrooms, 1 Bathroom

£90,000

- FANTASTIC DEVELOPMENT/ INVESTMENT OPPORTUNITY
- IN NEED OF EXTENSIVE MODERNISATION & REFURBISHMENT THROUGHOUT
- BRICK BUILT TWO BEDROOM SEMI DETACHED HOUSE. GARDENS FRONT & REAR
- POPULAR LOCATION CLOSE TO LOCAL AMENITIES, SHOPS & SCHOOLS
- CENTRAL FOR THE REGION'S MAJOR TOWNS & CITIES
- IDEAL FOR THE COMMUTER WITH TRAIN STATION & MOTORWAY NETWORK
- COUNCIL TAX BAND A
- EPC RATING TBC

This property presents a fantastic development and investment opportunity. This brick-built two-bedroom semi-detached house includes entrance hall, spacious reception room, conservatory, kitchen and side porch. First floor landing, two double bedrooms and bathroom. Outside there are enclosed gardens to the front and rear. This property is ready to be transformed through extensive modernisation into the home of your dreams.

Situated in a popular location, you'll find yourself close to local amenities and shops, making daily errands a breeze. Additionally, being central to the region's major towns, you'll have easy access to everything you need.

For those who commute, the convenience of a nearby train station makes this property even more appealing. Whether you're looking to create your ideal home or seeking a lucrative investment opportunity, this property offers endless possibilities. DON'T MISS OUT!



Entrance Hall

A UPVC double glazed front entrance door and window to the front aspect. Stairs lead to the first floor landing.

Kitchen

Base and wall cupboard unit. roll edge work surfaces incorporating a stainless steel single bowl sink with hot and cold water taps over. There is a UPVC double glazed window to the front aspect and a tiled fireplace with hearth and useful storage cupboard A timber glaze door opens to.....

Side Porch

Providing access from the front of the property through to the rear garden, having a front and rear timber/glazed door.

Lounge

A spacious reception room having a traditional tiled fire place, an internal window and UPVC double glazed door leading to.....

Conservatory

Having French doors to the rear garden and a further access door to side aspect.

First Floor Landing

Providing access to the two double bedrooms and bathroom.

Bedroom One

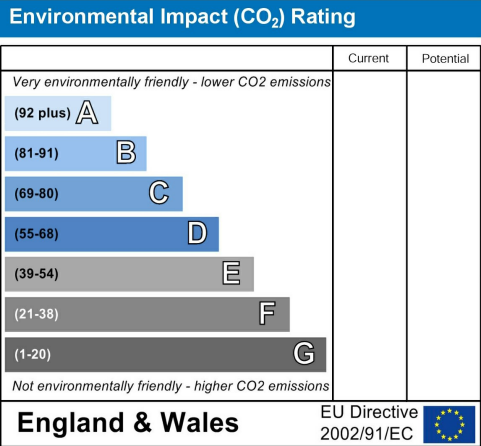
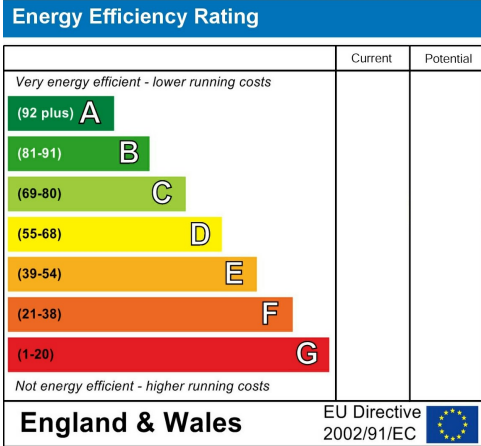
Having two UPVC double glazed windows to rear aspect.

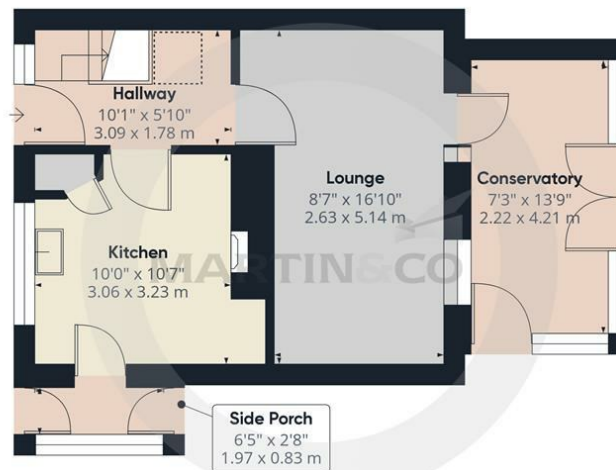


Bedroom Two
 Having a UPVC double glazed window to front aspect.

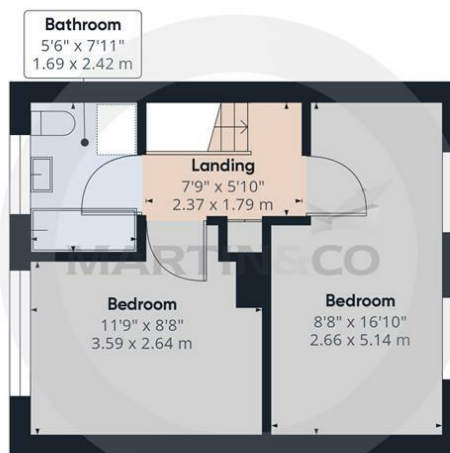
Bathroom
 Having a UPVC double glazed window to the front aspect. A rectangle panel cast iron bath, wall mounted hand wash basin and low flush WC and tiled splashbacks.

Outside
 There are enclosed gardens to front and rear plus a brick built outbuilding and shed.





Floor 1



Floor 2

Approximate total area⁽¹⁾

768 ft²
71.35 m²

Reduced headroom

7.29 ft²
0.68 m²

(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.

