

**Featherstone Lane, Featherstone,
Pontefract
Offers In Excess Of £130,000**

MARTIN&CO

Featherstone Lane, Featherstone, Pontefract House - End Terrace 2 Bedrooms, 1 Bathroom

Offers In Excess Of £130,000

- LOOKING for your FIRST DREAM HOME? LOOK NO FURTHER! GORGEOUS 2 BED END TERRACE HOUSE
- PERFECTLY COMBINING ORIGINAL PERIOD FEATURES with ALL the CONVENIENCE of MODERN DAY LIVING
- SPACIOUS THROUGHOUT, LOUNGE, RECENTLY fitted STYLISH KITCHEN & CLOAKS/WC FIRST FLOOR 2 BEDS & BATHROOM with SHOWER
- Having OPEN FIELDS & FARMLAND CLOSE BY, IDEAL for DOG WALKERS and KEEP FIT ENTHUSIASTS
- IDEAL for the COMMUTER being within WALKING DISTANCE of TRAIN STATION & SHORT DRIVING DISTANCE of MOTORWAY NETWORK
- SITUATED towards the WELL REGARDED VILLAGE of NORTH FEATHERSTONE, being CENTRAL to MAJOR NORTHERN CENTRES
- There is a SMALL FRONT BUFFER GARDEN whilst to the REAR there is a DELIGHTFUL PATIO GARDEN ideal for entertaining
- GREAT LIFESTYLE VENUES including JUNCTION32/XSCAPE & ASPIRE at PONTEFRACT PARK SPORTS & LEISURE CENTRE
- EPC GRADE D
- COUNCIL TAX BAND A

Situated on well regarded Featherstone Lane, with a wealth of local amenities nearby, this immaculate and superbly presented two bedroom end terrace house is the perfect choice for those seeking their first dream home. Boasting a seamless blend of original period features and modern conveniences, this property exudes character, style and comfort.

Step inside to discover a spacious interior featuring a cosy lounge and a recently fitted stylish kitchen, ideal for whipping up culinary delights and entertaining family and friends. The property's proximity to the train station makes it a commuter's dream, ensuring easy access to major northern centres.

Outside, a small front buffer garden adds a touch of greenery, while the rear patio garden is an extra special feature, perfect for hosting gatherings in the warm spring and summer months and enjoying the outdoors. Additionally, the property's location near well-regarded North Featherstone places it centrally to a host of lifestyle venues, including the popular Junction32/XSCAPE. There are also open fields and farmland just a stones throw away, perfect for dog walkers.

Early viewing recommended to avoid disappointment.



Lounge

Composite front entrance door opens to the lounge. Having a UPVC double glazed window to the front elevation and central heating radiator. The focal point of this room is the feature fire place which could house an electric fire of your choice.

Inner Hall

Having stairs to the first floor.

Kitchen/Dining Room

A stylish, quality fitted kitchen which has been added by the current owner in the last 12 months, and briefly comprising a range of wall and base cupboard units with timber style work surfaces incorporating a one and a half bowl sink/drainer with mixer tap and tiled

splashbacks. There is an integrated electric fan assisted oven, hob with extractor fan and display light over. There is a useful walk in under stairs storage cupboard, tiled floor, UPVC double glazed window overlooking the rear aspect and central heating radiator.

Rear Lobby

Having a tiled floor and UPVC external door to the side elevation.

Cloaks/WC

A downstairs toilet having a two piece suite including a low flush WC, and pedestal hand wash basin plus a tiled floor and UPVC double glazed frosted window to the rear aspect.



First Floor Landing
 Having access to loft space with a pull down ladder, two bedrooms and house bathroom.

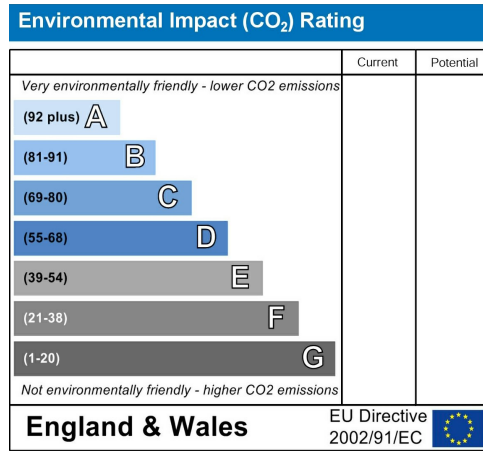
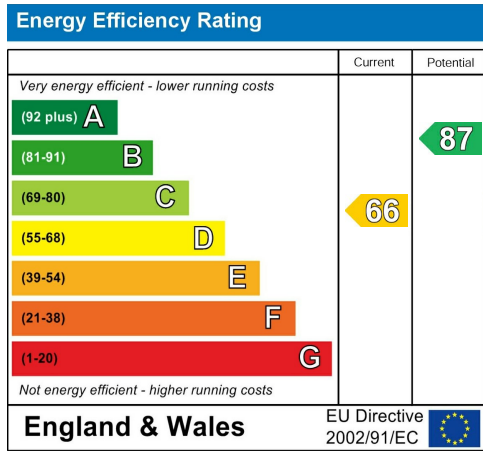
Bedroom One
 A spacious double bedroom having a useful walk in wardrobe/storage cupboard, UPVC double window to the front aspect and central heating radiator.

Bedroom Two
 This is a good size single bedroom, used by the current owner as a dressing room. Having a UPVC double window to the side aspect and central heating radiator.

Bathroom
 A fully tiled bathroom having a modern white suite

comprising a rectangle panel bath with shower and screen over, pedestal hand wash basin and low flush WC. There is a frosted UPVC double glazed window to the rear aspect and central heating radiator.

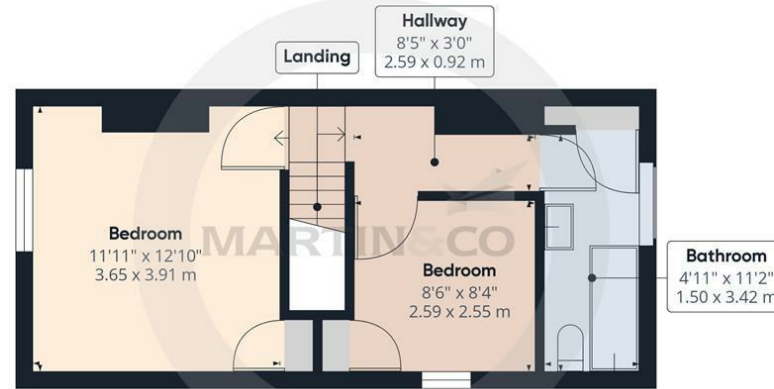
Outside
 To the front of the property there is a pleasant small buffer garden whilst to the rear there is a particularly attractive terracotta tiled outside living space.





Floor 1

Approximate total area⁽¹⁾
707.85 ft²
65.76 m²



Floor 2

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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