



Market Street, Featherstone

Offers In The Region Of £130,000


MARTIN&CO

Market Street, Featherstone

2 bedroom mid-terrace

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- FULLY RENOVATED & READY TO START YOUR NEXT CHAPTER
- STYLISH NEW KITCHEN, BATHROOM, NEW CARPETS & FLOOR COVERINGS THROUGHOUT
- NEW ENERGY EFFICIENT ELECTRIC HEATING/HOT WATER SYSTEM
- ENCLOSED LOW MAINTENANCE REAR COURTYARD WHICH IS PRIVATE IN NATURE IDEAL FOR RELAXING ON WARM SUNNY DAYS
- WITHIN WALKING DISTANCE OF TOWN CENTRE ALONG WITH A PLETHERA OF LOCAL AMENITIES
- FEATHERSTONE TRAIN STATION IS JUST A SHORT WALK AWAY BEING IDEAL FOR THE COMMUTER
- CENTRAL FOR MAJOR NORTHERN TOWNS & CITIES WITHOUT THE HEFTY PRICE TAG
- THE PROPERTY HAS RECENTLY UNDERGONE A FULL ELECTRICAL REWIRE
- COUNCIL TAX BAND A
- EPC RATING E (new heating system installed post report)

Conveniently located on Market Street in the vibrant town of Featherstone, Pontefract, this fully renovated house presents an exceptional opportunity for those seeking a modern and comfortable home. The property boasts a brand-new electric energy-efficient heating and hot water system, ensuring both warmth and sustainability throughout the year and a full electric rewire.

One of the standout features of this residence is the enclosed low-maintenance rear courtyard, which offers a private sanctuary perfect for relaxation on warm sunny days. This outdoor space is ideal for enjoying a morning coffee or unwinding after a long day.

Conveniently located within walking distance of the town centre, residents will find a plethora of local amenities at their fingertips, including shops, cafes, and recreational facilities. For those who commute, Featherstone Train Station is just a short stroll away, providing easy access to major northern towns and cities.

This property is not just a house; it is a home that combines modern living with the convenience of a vibrant community. Whether you are a first-time buyer, a young family, or looking to downsize, this delightful home is sure to meet your needs. Don't miss the chance to make this lovely property your own.



Lounge

A composite front entrance door opens to this inviting lounge with the focal point being the original inglenook fire place. There is a UPVC double glazed window overlooking the front aspect and new electric wall heater.

Inner Hall

Having stairs leading to the first floor.

Kitchen

This new kitchen includes a range of wall, base and cupboard units with roll edge timber style laminate worksurfaces over incorporating a white sink/drainers with chrome mixer tap over. There is an integrated electric oven, hob and contemporary extractor fan

over. There are downlights to ceiling, space for a fridge and freezer plus plumbing and space for an automatic washing machine. There is a useful walk in storage cupboard, a UPVC double glazed window and door to the rear aspect.

First Floor Landing

Having access to the two bedrooms and house bathroom.

Bedroom One

Having a UPVC double glazed window to the front aspect and new electric wall heater. There is also built in storage solutions.

Bedroom Two

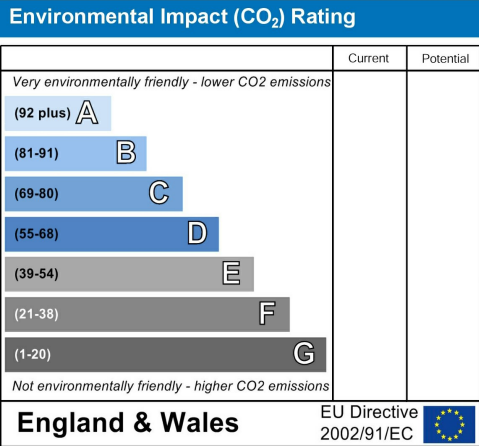
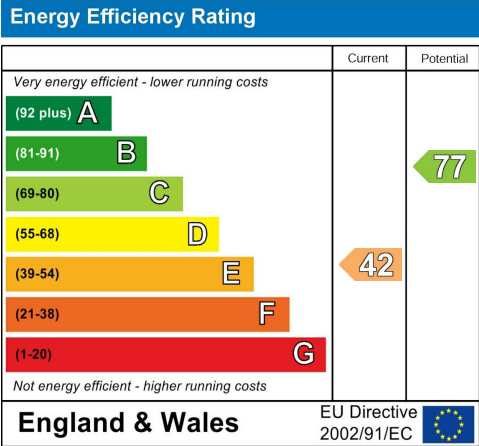
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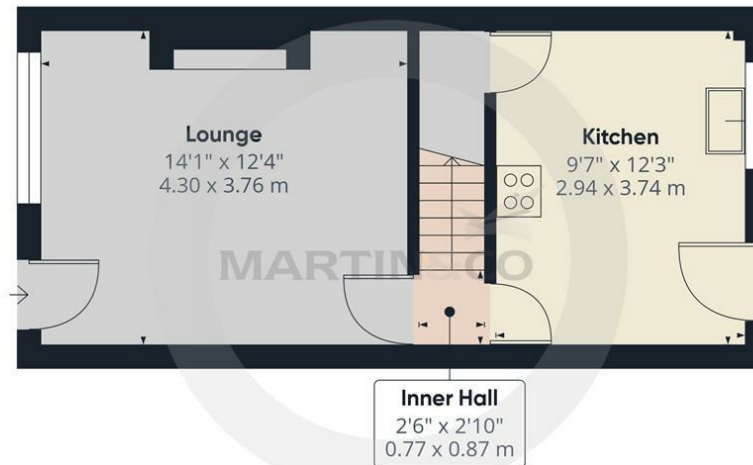


House bathroom
Having a newly fitted white three piece suite including a rectangle panel bath with stylish black matt finish fittings including two shower heads and a screen. There is a pedestal hand wash basin and low flush WC. There is an extractor fan, a frosted UPVC double glazed window to the rear aspect and contemporary chrome towel warmer.

Outside
To the front of the property there is ample on street parking. To the rear there is an enclosed courtyard which has a low maintenance pebbled patio area and features a small artificial lawn area which is private in nature being a great outdoor space for entertaining family and friends or simply relaxing with your favourite tipple.

Agents Note
Please be aware that the Energy Performance Certificate was carried out before the renovation and new heating system has since been installed. The property has also had a full electrical re-wire.





Floor 1



Floor 2



Approximate total area^m

620.86 ft²
57.68 m²

Reduced headroom

0.1 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

