



**Newlove Close, Featherstone,
Pontefract**

01904 000


MARTIN&CO

Newlove Close, Featherstone, Pontefract

House - Semi-Detached 2 Bedrooms, 2 Bathroom

- Attention First Time Buyers! Are you looking for your first home? Start your journey on the property ladder!
- Affordable executive style home situated on this recently built residential development
- Ideally located for those wishing to commute being central to major northern towns and cities
- The immaculate and stylish internal accommodation has the usual requirements of gas central heating and UPVC double glazing
- Briefly comprises: entrance hallway, high gloss fitted kitchen with integrated appliances, Cloaks/WC & lounge with French doors
- First floor landing providing access to bedrooms, house bathroom and loft space
- Master bedroom with en suite shower room off, house bathroom with shower and further generous bedroom
- The indoor living accommodation flows seamlessly to the gorgeous landscaped, low maintenance outside enclosed living space
- For dog walkers/keep fit enthusiasts there is a park/open space close by whilst Xscape along with it's wealth of leisure facilities is a short drive away.
- Early Viewing recommended!

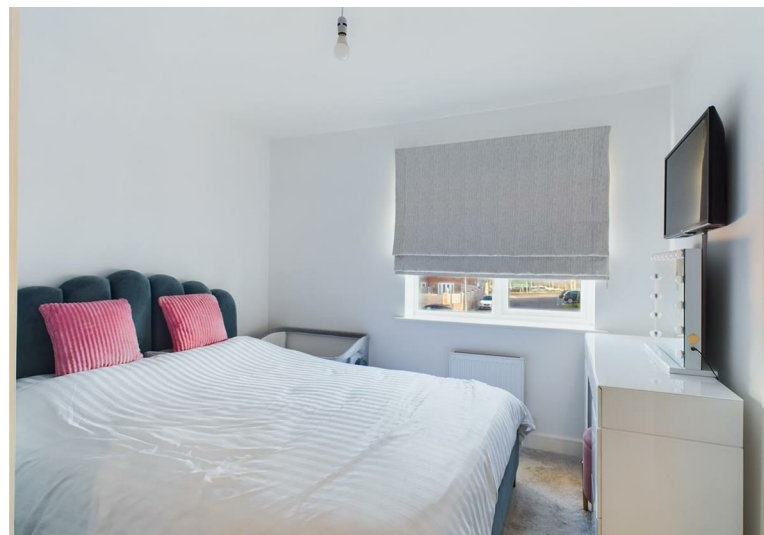
Nestled in the charming Newlove Close, Featherstone, Pontefract, this delightful two-bedroom semi detached house presents an excellent opportunity for first-time buyers eager to embark on their journey onto the property ladder. This affordable executive-style home is part of a recently developed residential area, making it an ideal choice for those seeking modern living in a convenient location.

The property boasts a well-designed layout, featuring a welcoming entrance hallway that leads to a high-gloss fitted kitchen equipped with integrated appliances, perfect for culinary enthusiasts. The ground floor also includes a convenient cloakroom/WC, enhancing the practicality of the space.

Upstairs, you will find a spacious master bedroom complete with an en suite shower room, providing a private retreat. A further generous bedroom and a stylish house bathroom with a shower completes the internal accommodation, ensuring comfort and functionality for all residents.

The immaculate interiors are complemented by gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. The living space flows effortlessly to a beautifully landscaped, low-maintenance outdoor area, ideal for relaxation or entertaining guests.

For those who enjoy outdoor activities, a nearby park offers ample space for dog walking and fitness pursuits. Additionally, the vibrant Xscape leisure complex, with its array of facilities, is just a short drive away, providing entertainment and recreational options.



Entrance Hall

A composite front entrance door opens to this welcoming hallway having a central heating radiator and stairs leading to the first floor.

Cloaks/WC

Having a two piece suite including a low flush WC and pedestal hand wash basin. There is a central heating radiator and a UPVC double glazed window to the side aspect.

Kitchen

This impressive kitchen boasts a range of stylish high gloss wall, base and cupboard units including a range of integrated appliances for everyday convenience which includes an electric oven, gas hob with

extractor fan over, a fridge freezer, automatic washing machine and dishwasher. There are roll edge laminate worksurfaces incorporating a single bowl stainless steel sink/drainer with a chrome mixer tap over. There is a UPVC double glazed window to the front aspect, central heating radiator and access to the Hallway.

Lounge

This lovely light and airy lounge has Laminate flooring, two UPVC double glazed picture windows and French doors overlooking the rear garden and a central heating radiator.

First Floor Landing

Having access to bedrooms one and two, house bathroom and loft space.



Bedroom One
 A good size master bedroom having a UPVC double glazed window over looking the rear aspect, central heating radiator and door opens to the en suite shower room.

En Suite
 A partially tiled shower room having a three piece suite comprising of a shower cubicle, pedestal hand wash basin and low flush WC. Having central heating radiator and UPVC double glazed window to the side aspect.

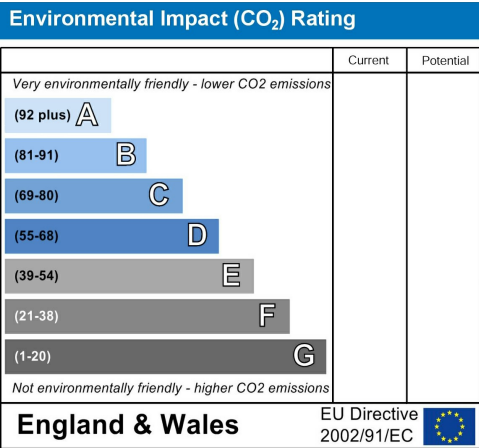
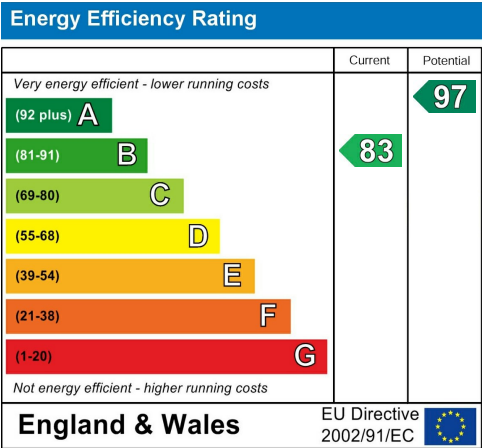
Bedroom Two
 A generous second room having two double glazed windows overlooking the front aspect and central heating radiator.

House Bathroom
 A particularly stylish bathroom having complimentary tiling to walls, a three piece suite comprising of a rectangle panel bath with feature black matt mixer taps, a rainfall shower and screen over, pedestal hand wash basin and low flush WC. Central heating ladder style radiator.

Outside
 To the front of the property there is a double driveway, whilst to the rear there is a generous enclosed particularly attractive, recently landscaped garden having a stone seating area and astro turf lawn ideal for enjoying long sunny days and evenings.

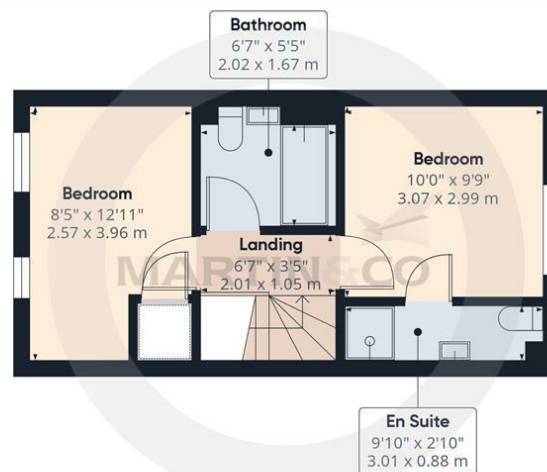
SALES BUYER CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





Floor 1



Floor 2

Approximate total area⁽¹⁾

612.8 ft²
56.93 m²

(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 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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Martin & Co Pontefract Sales
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



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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.

