



# BOULTONS



## Station Lane

Featherstone, Pontefract, WF7 5BB

**Offers Around £275,000**

This substantial property occupies a prominent, main road position at the centre of Featherstone, near Pontefract. Originally built as a Working Men's Club, in more recent years it has been in commercial use as a warehouse and workshops, the former steward's flat being utilised as office accommodation.

Additionally, there is a second, self contained flat, with three bedroomed accommodation. which has been let at £495 pcm included with the property.



GROUND FLOOR

ENTRANCE LOBBY

WORKSHOPS

STORE ROOMS

KITCHEN

WC FACILITIES

SIDE ENTRANCE LOBBY

LOWER GROUND FLOOR

CELLARS

FIRST FLOOR

LANDING

**FORMER STEWARD'S FLAT**

Comprising - Living Room, Kitchen, Two Bedrooms, Bathroom with wc

**FLOOR AREAs - Gross Internal Areas**

Ground Floor - 394sq m (4,235sq ft)

Basement - 75sq m (807sq ft)

First Floor - 41sq m (440sq ft)

**76a STATION LANE, FEATHERSTONE**

Self contained flat understood to comprise: Ground Floor Entrance Lobby, Living Room, Kitchen, Three Bedrooms, Bathroom with wc.

It is understood that this flat is let on an assured shorthold tenancy, generating an income of £495 pcm.

Flat EPC D68

**AGENTS NOTES**

Commercial Premises Rateable Value £8,300

The flat lies within Council Tax Band A.

**VIEWING**

By appointment through Boultons Chartered Surveyors.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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