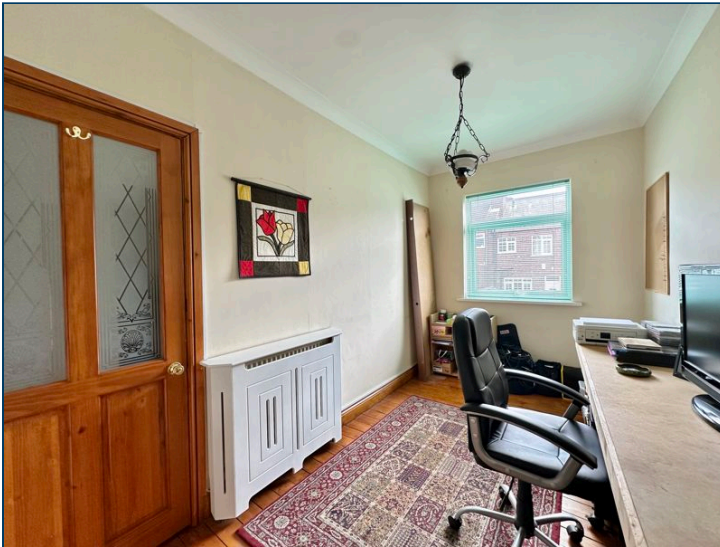


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

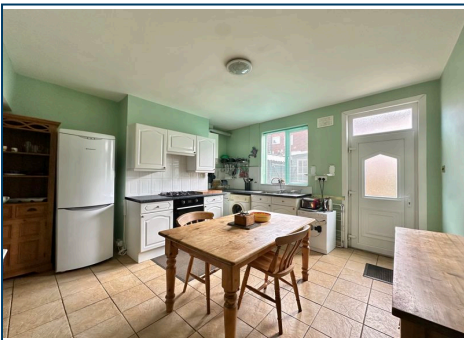
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Gladstone Street, Featherstone, WF7 6LU Two Bedroom Mid-Terrace **Offers in Excess of £130,000**

**No Onward Chain : Occasional Third Bedroom to Loft
: Well Presented Throughout : Useful Entrance Porch
: Good Sized Lounge with Period Style Fireplace : Large Dining Kitchen
: Sunny Positioned Courtyard with Summerhouse : Close to Local Amenities and
Public Transport : Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this two bedroom, well presented, mid terraced property situated within the popular residential area of Featherstone.

Well presented throughout, this home is located close to a full range of local amenities found within Featherstone, Pontefract and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Purston Park with its acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level and is within easy reach of rail and motorway networks.

The property itself comprises to the ground floor; entrance porch, light and airy lounge and a large dining kitchen with pantry. To the first floor; expansive master bedroom, second bedroom and house bathroom. To the second floor; occasional third bedroom.

The property further benefits from having a sunny positioned and low maintenance rear courtyard garden which includes a Summerhouse. Available with no onward chain an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields

Entrance Porch

UPVC door with opaque window panels to front aspect, stone tiled flooring and door leading through to lounge.

Lounge

13' 9" x 11' 10" (4.2m x 3.6m)

UPVC double glazed window to front aspect, feature gas fireplace with 'Adam style' surround and tiled hearth, built-in alcove shelving, gas central heating radiator, wood stained flooring throughout and door leading through to dining kitchen.

Dining Kitchen

13' 9" x 13' 1" (4.2m x 4.0m)

Matching high and low level storage units with granite effect work surfaces over and complementary tiled splash backs, inset stainless steel sink with half sink and drainer, integrated four-ringed gas hob with oven and grill beneath, space and plumbing for washing machine and dryer, space for fridge-freezer, gas central heating radiator, useful understairs storage cupboard, tiled flooring throughout, UPVC double glazed window and door to rear aspect, door giving access to staircase leading to first floor.

First Floor Landing

Loft access.

Bedroom One

13' 9" x 11' 10" (4.2m x 3.6m)

UPVC double glazed window to front aspect, gas central heating radiator, un-used fireplace with original 'Adam style' surround, tiled hearth and back, wood stained flooring throughout.

Bedroom Two

7' 7" x 13' 1" (2.3m x 4.0m)

UPVC double glazed window to rear aspect, wood stained flooring, gas central heating radiator and door giving access to staircase leading to loft bedroom.

Family Bathroom

6' 3" x 8' 2" (1.9m x 2.5m)

Three piece suite comprising of low level W/C, pedestal hand wash basin and bath with handheld shower attachment, tiled walls, built-in storage cupboard, gas central heating radiator, UPVC double glazed opaque window to rear aspect and vinyl tiled effect flooring.

Occasional Room

15' 1" x 14' 9" (4.6m x 4.5m)

Timber framed double glazed Velux windows, gas central heating radiator and access to eaves storage.

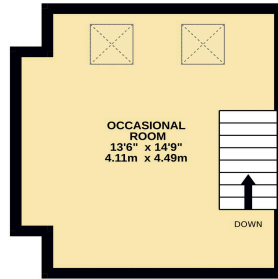
Outside

Rear garden is of courtyard style with stone paving throughout, water tap, timber summerhouse, brick wall and timber fencing to boundaries, timber pedestrian access gate to rear. On-street parking available.

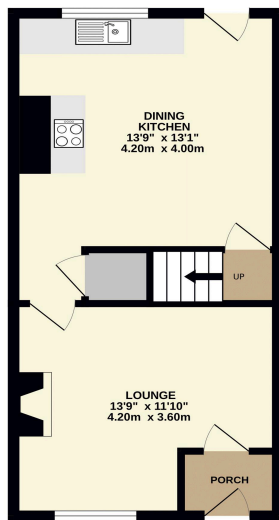
Property Particulars:D1

FLOOR PLANS

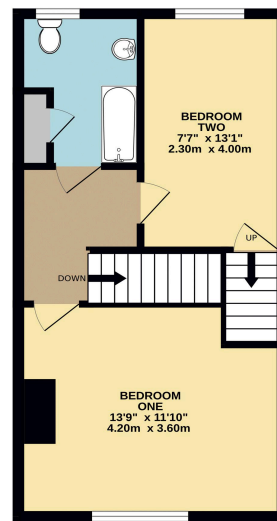
LOFT ROOM
191 sq.ft. (17.7 sq.m.) approx.



GROUND FLOOR
384 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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