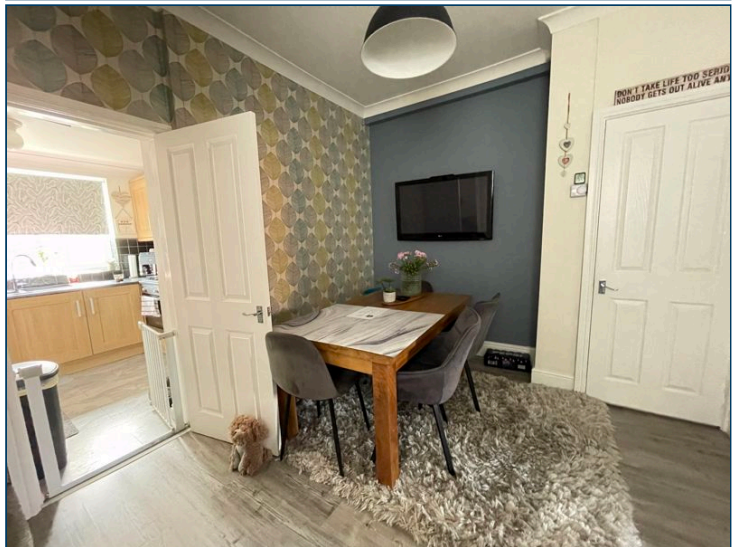


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

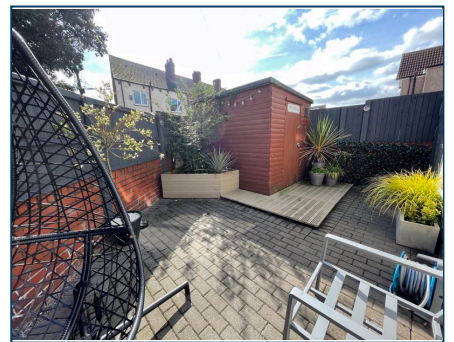
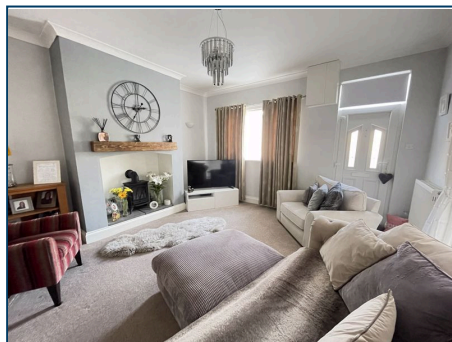
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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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Victoria Street, Featherstone, WF7 5EZ Three Bedroom End Terrace, **£127,500**

Beautifully Presented Throughout : Modern Kitchen : Lounge and Dining Room : Good Sized Bedrooms Throughout : Modern Shower Room : Sunny Positioned Courtyard Garden to Rear and Side : Close To Local Amenities and Schools : Good Rail, Bus and Road Transport Links : Viewing Highly Recommended

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom end terrace situated within the popular residential area of Featherstone.

Beautifully presented throughout, this property 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; lounge, dining room and modern kitchen. To the first floor; two double bedrooms and modern shower room. To the second floor; another good sized double bedroom.

The property further benefits from having a sunny positioned and enclosed courtyard to the side and rear which is ideal for entertaining. Freehold: EPC Rating E: Council Tax Band A. For further information or to arrange a viewing on this property please contact Pontefract Estate Agents, Enfields.

Lounge 14' 1" x 14' 1" (4.3m x 4.3m)

Enter through UPVC door to front aspect, UPVC double glazed window to front aspect, UPVC sliding doors to side garden and double doors leading through to dining room.

Dining Room 9' 10" x 12' 6" (3m x 3.8m)

UPVC double glazed window to side aspect, wood effect flooring, a useful storage cupboard, stairs leading to first floor landing and door leading through to kitchen.

Kitchen 7' 10" x 9' 10" (2.4m x 3m)

Matching high and low level storage units with laminate roll edge work surfaces over and complimentary tiled splash backs, inset one and a half sink with drainer and mixer tap, integrated four ring gas hob with oven and grill beneath and extractor fan over, space for full sized fridge freezer, space for tumble dryer, tiled flooring, wall mounted gas central heated radiator, UPVC double glazed window to rear aspect and UPVC door to side aspect.

First Floor Landing

Gas central heated radiator, UPVC double glazed window to side and rear aspect, doors leading into other rooms and stairs leading to loft bedroom

Bedroom One 10' 10" x 14' 1" (3.3m x 4.3m)

UPVC double glazed window to front aspect, built in storage cupboard and a gas central heated radiator.

Bedroom Two 6' 11" x 7' 10" (2.1m x 2.4m)

Gas central heated radiator, UPVC double glazed window to rear aspect.

Shower Room

Three piece suite comprising of a low level W/C, a pedestal handwash basin with mixer tap, and a walk in electric shower, wall mounted chrome gas central heated tower rail, vinyl wood effect flooring, tiled walls throughout, recess spotlights.

Bedroom Three 15' 9" x 12' 2" (4.8m x 3.7m)

Double glazed skylight windows, a storage cupboard housing a boiler.

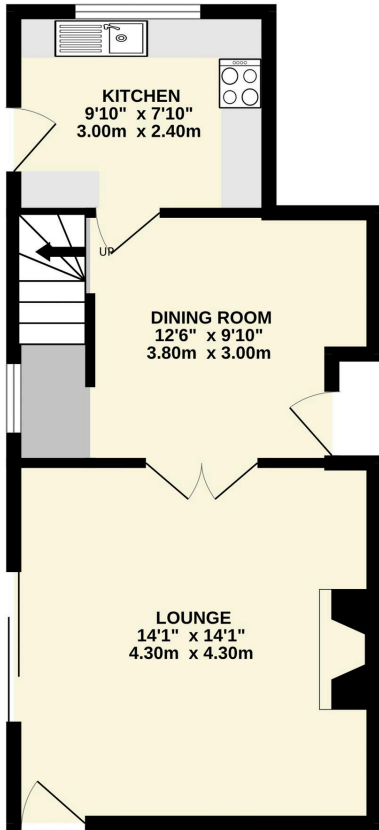
Outside

The side of the property is accessed via a timber gate and has a pergola seating area, brick walling and timber fencing to boundaries, opening through to the rear of the property which is block paved with a timber decking area that has decorative plant bed containing bushes and shrubs, a timber storage shed, outside tap and a gate through to a side storage area, brick walling and timber fencing to boundaries.

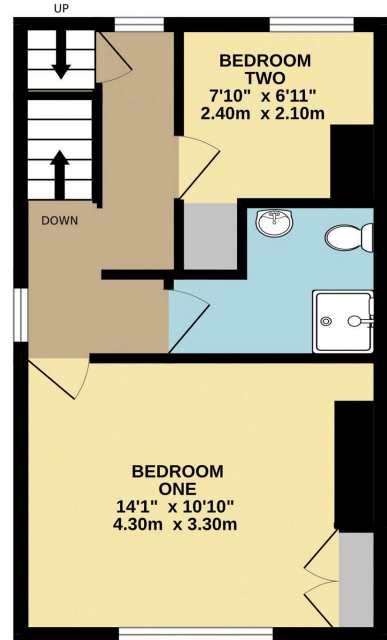
Property Particulars: D1

FLOOR PLANS

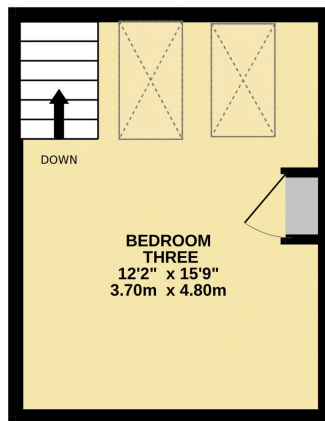
GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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