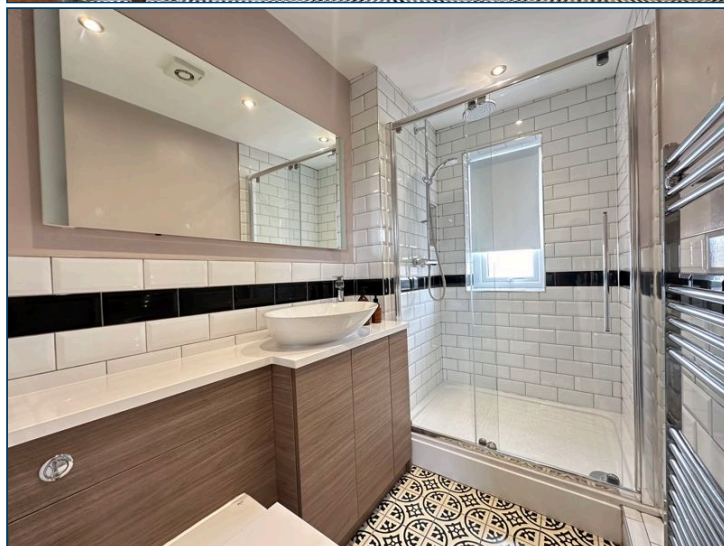


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	82
England & Wales	EU Directive 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 Conveyancer 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Nunns Lane, Featherstone, WF7 5HF Three Bedroom Semi-Detached **Offers in Excess of £280,000**

Beautiful and Unique Period Cottage : Period Features Including Victorian Cooking Range (Unused) : Three Separate Reception Rooms : Modern Kitchen and Utility Room : Good Sized Bedrooms Throughout : Modern Shower Room and En-Suite W/C : Expansive Garden with Patio/Seating Area : Off Street Parking : Close to Local Amenities and Schools

PROPERTY DETAILS

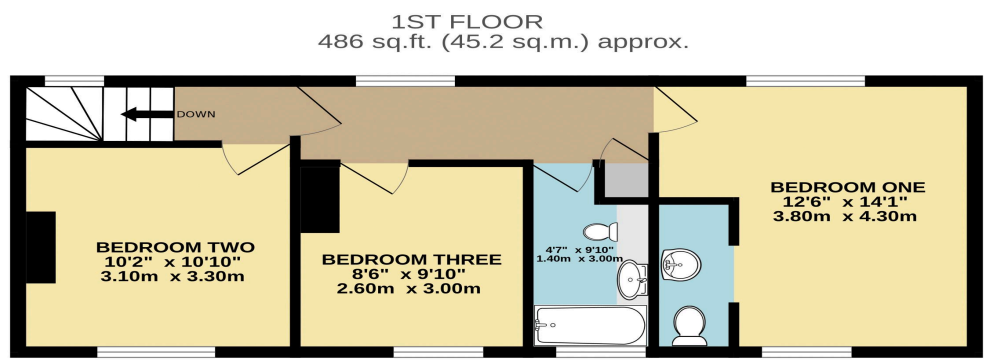
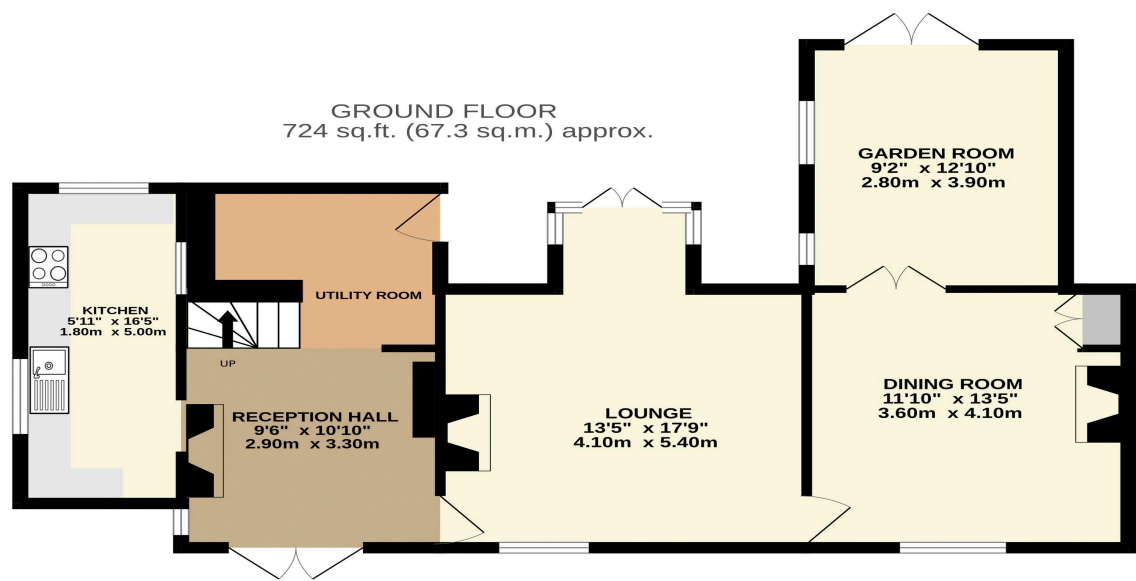
Enfields are delighted to offer for sale this period, three bedroom semi-detached property situated in a desirable cul-de-sac within the residential area of Featherstone.

Beautifully presented throughout, this 19th century cottage is located close to a full range of local amenities found within Featherstone, Pontefract and Junction 32 Outlet Village which all have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. Only a five minute walk to Purston Park. Access to country walks from doorstep including three mile scenic waling route to Nostell Priory. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises to the ground floor; reception hallway with feature period cooking range (unused), lounge, dining room, utility, kitchen and garden room. To the first floor; master bedroom with en-suite w/c, second double bedroom, good sized single bedroom and a modern house bathroom with shower.

The property benefits from having an expansive garden to the rear which includes a sunny positioned patio/seating area that is ideal for outside entertaining. Off street parking is also provided by means of a stone double driveway. A viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Energy Performance Rating D: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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Reception Hallway

10' 10" x 9' 6" (3.30m x 2.90m)

Enter through UPVC double glazed French doors to front aspect. Herringbone Karndean wood flooring throughout. Gas central heated radiator. Original feature cooking range with a tiled hearth and wrought iron surround. Door through to lounge. Opening through to utility and kitchen. Stairs to first floor landing.

Kitchen

16' 5" x 5' 11" (5.00m x 1.80m)

High and low level storage units with wooden square edged work surfaces and complimentary tiled splashbacks. Inset stainless steel sink with draining board and chrome mixer tap. Integrated four ring gas hob with extractor fan hood over and oven/grill beneath. Space for full size fridge freezer, tiled floor and UPVC double glazed window to side and rear aspect. Plinth heater.

Utility

Tiled flooring throughout. Wall mounted chrome gas central heated towel rail. Space and plumbing for washing machine. UPVC double glazed window to rear aspect and UPVC door with double glazed window panel leading to rear garden.

Lounge

17' 9" x 13' 5" (5.40m x 4.10m)

Karndean Herringbone wood flooring throughout. UPVC double glazed window to front aspect. Bay area with UPVC double glazed French doors leading to rear garden. Feature log burner with Yorkshire stone hearth. Feature wooden ceiling beams. Gas central heated radiator and door through to dining room.

Dining Room

13' 5" x 11' 10" (4.10m x 3.60m)

Gas central heated radiator. Feature half wall panelling. UPVC double glazed window to front aspect. Feature unused fireplace with an Adams style surround back and hearth. UPVC double glazed French doors leading through to sunroom and feature wooden ceiling beam. Built in storage cupboard.

Garden Room

12' 10" x 9' 2" (3.90m x 2.80m)

Tiled floors throughout, gas central heated radiator and UPVC double glazed window to side aspect. UPVC double glazed French doors leading to rear garden.

First Floor Landing

UPVC double glazed sash window to rear aspect. Gas central heated radiator and built in storage cupboard. Doors leading into other rooms.

Bedroom One

14' 1" x 12' 6" (4.30m x 3.80m)

Gas central heated radiator and UPVC double glazed window to front aspect. Sash window to rear aspect. Opening through to En-suite.

En-Suite

Two piece suite comprising of a low level W/C with soft close mechanism. Floating circular handwash basin mounted over vanity unit with mixer tap. Waterproof wood affect floor and walling throughout.

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.10m)

Gas central heated radiator and UPVC double glazed window to front aspect

Bedroom Three

9' 10" x 8' 6" (3.00m x 2.60m)

Gas central heated radiator, recess spotlights and UPVC double glazed window to front aspect.

House Bathroom

9' 10" x 4' 7" (3.00m x 1.40m)

Three piece suite comprising of a low level W/C with soft close mechanism and hidden cistern. Oval floating handwash basin mounted over vanity unit with chrome mixer tap and quartz countertop. Walk in mains fed thermostatic controlled twin shower. Tiled floor and complimentary splashbacks. Tiled walling to splash prone areas. Recess spotlights. Wall mounted chrome gas central heated towel rail. UPVC double glazed opaque window to rear aspect and loft access.

Outside

Front of the property has a garden which is larger than expected and is mainly laid to lawn with bushes, shrubs and trees to borders. Brick walling and wrought iron fencing to boundaries. Stone walkway leading to front door. Rear garden accessed via side of property through a timber gate and having a large garden which is mainly laid to lawn. Pebbled patio area with stone steps leading to a rear patio area ideal for seating. Pebbled garden area with a timber shed. Timber fencing to boundaries. Bushes, shrubs and trees to borders. Outside tap. Yorkshire stone double driveway providing multiple off street vehicle parking.

Property Particulars D1