Park Row

The proactive estate agent



Priory Road, Featherstone, Pontefract, WF7 5JX

£130,000

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FEDERATION OF INDEPENDENT AGENTS

Lead In

A fantastic opportunity to purchase this beautifully presented two double bedroom semi-detached home, situated on the popular Priory Road in Featherstone. Offering spacious accommodation, modern interiors and the added benefits of a recently installed roof and boiler, this property is ready for its next owners to move straight in and enjoy!

This attractive home has been well maintained and updated, creating a modern and welcoming living environment. With generously proportioned rooms throughout, the property offers comfortable accommodation that would suit a wide range of buyers, including first-time buyers, downsizers and investors alike.

The current owners have made significant improvements to the property, including the installation of a new roof and boiler, providing additional peace of mind for prospective purchasers.

Externally, the property benefits from gardens to both the front and rear, along with useful outbuildings offering additional storage space.

Priory Road is a popular residential location within easy reach of Featherstone town centre, which offers an excellent selection of local amenities, including supermarkets, independent shops, pubs, eateries and schools.

Featherstone train station is conveniently located nearby, providing excellent connections to surrounding towns and cities, while easy access to major motorway networks makes this an ideal location for commuters.

Offered for sale with no onward chain, this lovely home presents a fantastic opportunity for buyers looking for a modern, spacious property in a well-connected location.

With its attractive presentation, recent improvements and generous accommodation, this property is sure to appeal to a wide range of purchasers.

Early internal viewing is highly recommended to fully appreciate the space, condition and location this fantastic home has to offer. Contact us today to arrange your accompanied viewing!

Kitchen

13'9" x 10' (4.20 x 3.05)



Kitchen units with space for washing machine and cooker. Sink with drainer and chrome taps. Access to living room and stairs leading to the first floor. UPVC door giving access to the side of the property. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room

16'9" x 8'6" (5.11 x 2.60)



Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

Landing

5'10" x 7'5" (1.79 x 2.25)

Access to both bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
16'10" x 8'8" (5.12 x 2.64)



Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

Bedroom Two
8'5" x 11'8" (2.56 x 3.55)



Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

Bathroom
7'9" x 5'6" (2.36 x 1.67)



White suite comprising of panel bath with chrome taps and electric shower. Wash hand basin with chrome taps. WC with low level flush. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

External





To the front of the property is a generously sized lawn garden, enclosed by brick walling and timber fencing. A paved pathway provides access to the main entrance, with a gated side passage leading to the rear garden.

To the rear is a generously proportioned garden, predominantly laid to lawn with established trees and shrubs. The garden is enclosed by timber fencing, offering a good degree of privacy.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each

prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

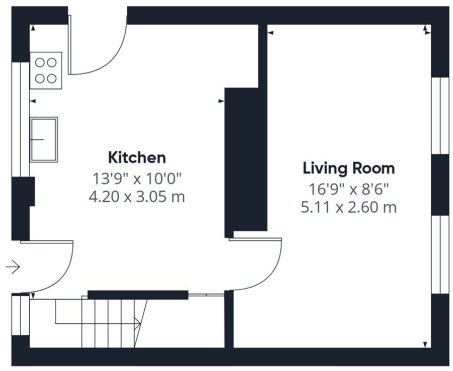
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

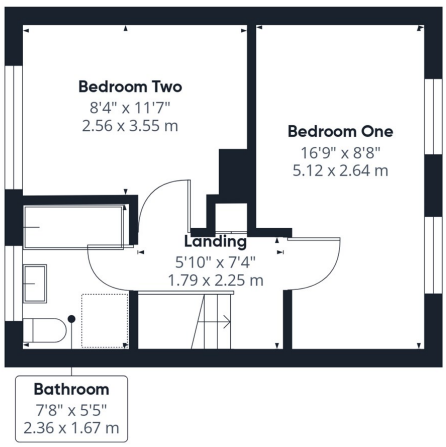








Floor 0





Floor 1

Approximate total area(1)

635 ft²

59 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

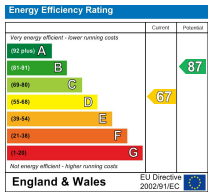
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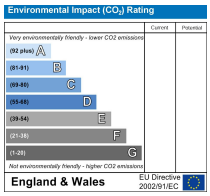
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