

...Your proactive estate agent



Vicarage Lane, Featherstone, Pontefract, WF7 5HA
Offers Over £130,000

Park Row



Lead In

A beautifully presented two-bedroom terrace property, finished to a show home standard throughout and offered with no onward chain.

Having undergone a comprehensive programme of improvements, this impressive home has been thoughtfully upgraded to include a new roof, wall insulation, modern kitchen and bathrooms, complemented by stylish contemporary décor throughout. The result is a property that is ready to move straight into and is sure to appeal to a wide range of buyers, including first-time buyers, couples and investors.

The property offers two excellent double bedrooms, providing generous and versatile accommodation, while outside there is an enclosed and well-maintained rear garden, ideal for relaxing or entertaining. Parking is also available within the shared courtyard.

Situated conveniently within the centre of Featherstone, the property is ideally placed for a range of local amenities, shops and schools, with Featherstone railway station providing excellent transport links. The M62 motorway network is also within easy reach, making this an excellent location for commuters. (GWR)

A fantastic turn-key home which has been substantially improved by the current owner and is sure to attract considerable attention. Early viewing is highly recommended.

Hallway

0.94 x 1.18 (3'1" x 3'10")

Access to the living room and stairs leading to the first floor.

Living Room

3.66 x 3.43 (12' x 11'3")

Access to the kitchen and storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



Kitchen

2.56 x 4.96 (8'5" x 16'3")

Modern range of high and low level kitchen units in shaker style. Integrated hob and double oven. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. UPVC double glazed door leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.



Landing

1.90 x 1.56 (6'3" x 5'1")

Access to both bedrooms and the house shower room. Carpeted throughout. Central heated radiator.

Bedroom One

2.79 x 4.33 (9'2" x 14'2")

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



Bedroom Two

3.40 x 2.41 (11'2" x 7'11")

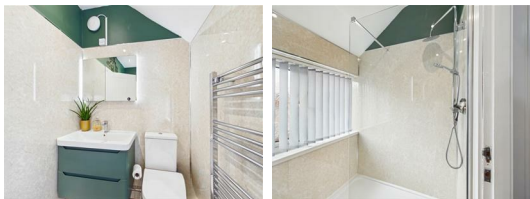
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Shower Room

1.52 x 2.41 (4'12" x 7'11")

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.



External

The property occupies an end position and enjoys a traditional brick-built frontage with a low-maintenance gravelled garden area and pathway leading to the front entrance. Its end-terrace position provides the benefit of additional space to the side, with convenient pedestrian access leading towards the rear.

To the rear is a pleasant and well-established enclosed garden, offering a combination of lawn and paved seating areas. Mature shrubs, plants and colourful borders create an attractive setting, while timber fencing provides a good degree of enclosure. A pathway runs through the garden to gated rear access, with a useful brick-built external store adjoining the property.



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

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

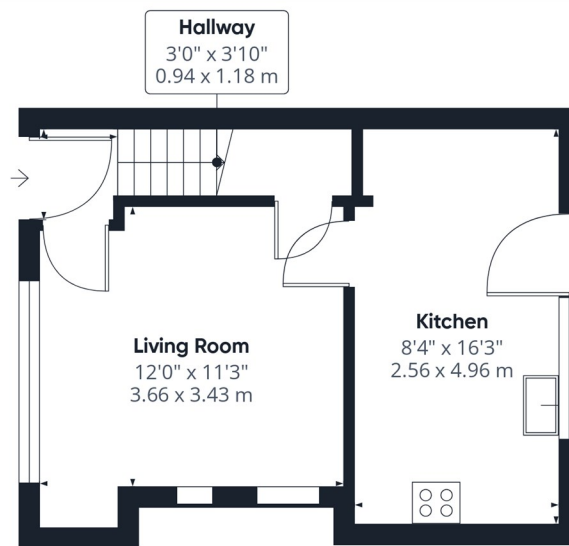
UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or

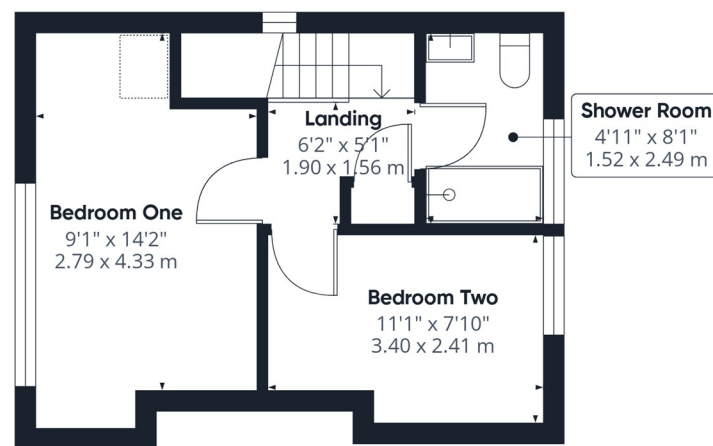
obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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^m

599 ft²
55.6 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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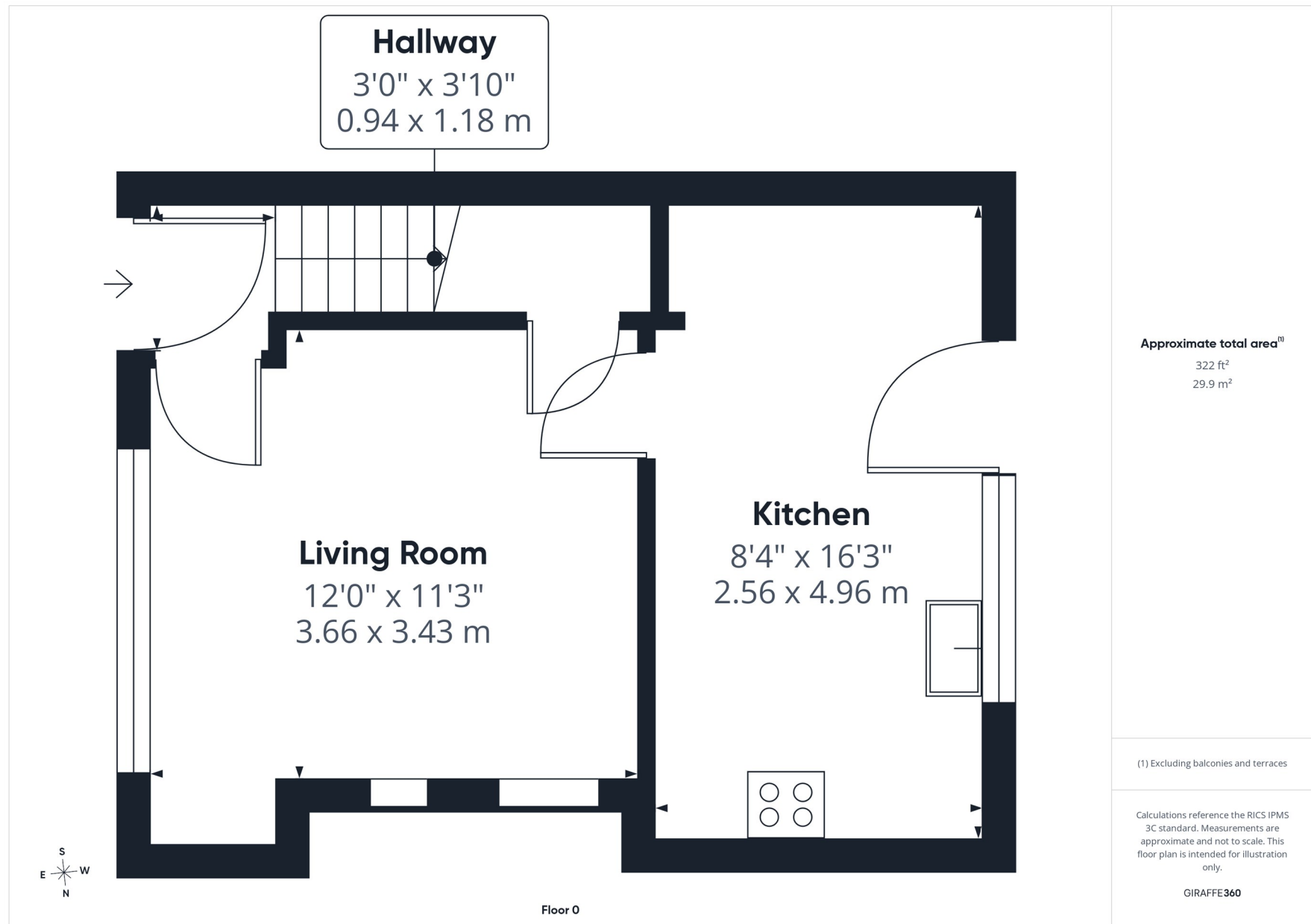
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