

# HUNTERS®

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**13 Ravensmead, Featherstone, Pontefract, WF7 5AQ**

**Guide Price £280,000**

**Property Images**



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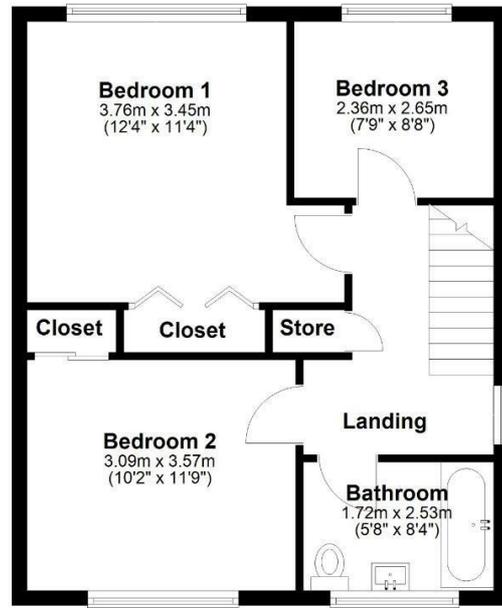
### Ground Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



### First Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Total area: approx. 91.9 sq. metres (989.2 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>82</b>

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

#### THE SETTING:

Ravensmead is a sought after location just outside of Pontefract and in very close proximity to the neighbouring small town of Featherstone and its amenities. The beauty of the location of this property is that within a few miles you can be in the countryside but you can also access Pontefract, Castleford, Leeds and Wakefield incredibly easily so its great for commuting and socialising. In terms of amenities Featherstone has supermarkets, local shops, pubs, eateries and schools. Public transport links are also very accessible from this property.

#### THE PROPERTY:

No expense has been spared to create a modern home with a layout that works perfectly for family living. Spacious rooms, neutral decor and quality fittings are a theme throughout this home and as you walk through you're impressed by how stylish and modern it feels.

As you enter the property you're greeted with an airy entrance hallway with open staircase and ample space for storing coats shoes and bags. Off to the right is the living room which makes a great space to relax with ample room for furniture, large window allowing for lots of natural light and feature chimney breast ideal for a wall mounted television. To the rear of the property is the open plan dining area with space for a family dining table and French doors leading out to the rear garden. The breakfast kitchen is off the dining area and features a range of shaker style base and wall units in a modern stone colour with black knobs and handles, there is an integral dishwasher and washing machine, space for a range style cooker with decorative surround and tiling, space for an American style fridge freezer and Quartz worktops with handy breakfast bar. A composite door provides access off the kitchen to the side of the property perfect for bringing shopping straight inside the kitchen. Upstairs are 2 double bedrooms with large windows and beautiful decor and a further generous single bedrooms. The family bathroom like the rest of the house is really tasteful with a 3 piece monochrome suite, shower over bath with glass screen, matte black bathroom furniture and floor to ceiling grey tiles.

In summary this property is stunning throughout and needs to be viewed to be appreciated.

#### OUTSIDE SPACE:

To the front of the property is a pleasant front garden mainly lawned, to the side is the driveway and carport suitable for 2/3 cars. The driveway provides access to the garage which has an up and over door and power and light inside. The enclosed rear garden is a real selling point of this property, it is a good sized garden with lawn and patio area perfect for enjoying the summer months. You can also access the garage via the garden.

Call us today to arrange your viewing!

**\*\*GUIDE PRICE £280,000-£290,000\*\***

HUNTERS are delighted to present to the market this 3 bedroom spacious semi detached family home situated in Purston. Ideally situated for schools and amenities this property briefly comprises; entrance hallway, open plan living/dining room, breakfast kitchen, 3 good sized bedrooms and family bathroom. Having being stylishly upgraded throughout viewing essential to appreciate the property on offer.

## Features

- GREAT LOCATION • MODERN AND STYLISH THROUGHOUT • DRIVEWAY CARPORT AND GARAGE • ENCLOSED REAR GARDENS • GOOD SIZED BEDROOMS • BEAUTIFUL KITCHEN AND BATHROOM • SPACIOUS LAYOUT GREAT FOR FAMILY LIVING • FREEHOLD • COUNCIL TAX BAND C • EPC RATING C