



**Albert Street, Featherstone Pontefract WF7 5EX**

**welcome to**

**Albert Street, Featherstone Pontefract**

\*\*\*GUIDE PRICE £80,000-£90,000\*\*\* ATTENTION FIRST TIME BUYERS AND INVESTORS!! NO ONWARD CHAIN and TWO bedrooms. Located a short distance to local shops and general amenities.



## **Summary**

ATTENTION INVESTORS and FIRST TIME BUYERS. For Sale with NO CHAIN. This link-attached terraced property is situated a short walk away from an array of local amenities including shops and cafes. With TWO bedrooms and a separate kitchen and living area. To the rear there is a small, enclosed yard and on street parking to the front. The property would benefit from some modernisation, making this ideal for those wishing to get on the property ladder or expand their portfolio. Call now to view!!

## **Lounge**

12' 6" x 9' 10" ( 3.81m x 3.00m )

With a UPVC double glazed window to the front aspect, stairs to the first floor, a gas fire and surround, picture rail, \an under stairs storage cupboard and a gas central heating radiator

## **Kitchen**

10' 2" x 8' 2" ( 3.10m x 2.49m )

A fitted kitchen consisting of wall and base units with work surfaces over, a stainless steel sink and drainer, free standing cooker, space for fridge and washing machine, tiled to up stands, gas central heating radiator, UPVC double glazed window to the front aspect and a UPVC double glazed door to the rear yard.

## **Landing**

With stairs from the lounge, a storage cupboard and access to the loft.

## **Bedroom One**

9' 8" x 9' 9" ( 2.95m x 2.97m )

With a UPVC double glazed window to the front, built in wardrobe and a gas central heating radiator.

## **Bedroom Two**

5' 10" x 8' 3" ( 1.78m x 2.51m )

With a UPVC double glazed window to the rear aspect, picture rail and a gas central heating radiator.

## **Bathroom**

A suite consisting of a low level flush WC, wash hand

basin, bath with electric shower over and shower screen, fully tiled to walls, towel rail and a UPVC double glazed window to the rear aspect.

## **Rear Garden**

Right of way to the ginnel.



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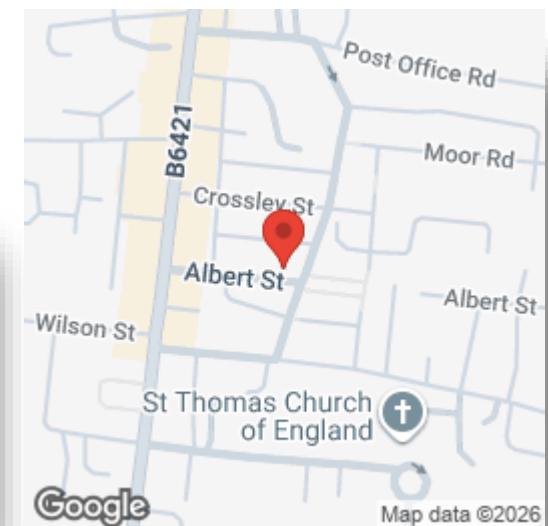
- \*\*\*GUIDE PRICE £80,000-£90,000\*\*\*
- Two Bedroom Link-Attached Terrace Home
- Ideal For First Time Buyers
- NO ONWARD CHAIN
- In Need Of An Update

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£80,000**



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Property Ref:  
PON117513 - 0006

