



## 4 Henley Drive, Featherstone, Pontefract, WF7 5NY

This 4-bedroom detached home on Henley Drive in Featherstone, Pontefract, offers a perfect blend of comfort and modern living. With a generous 1,420 square feet of space, this property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

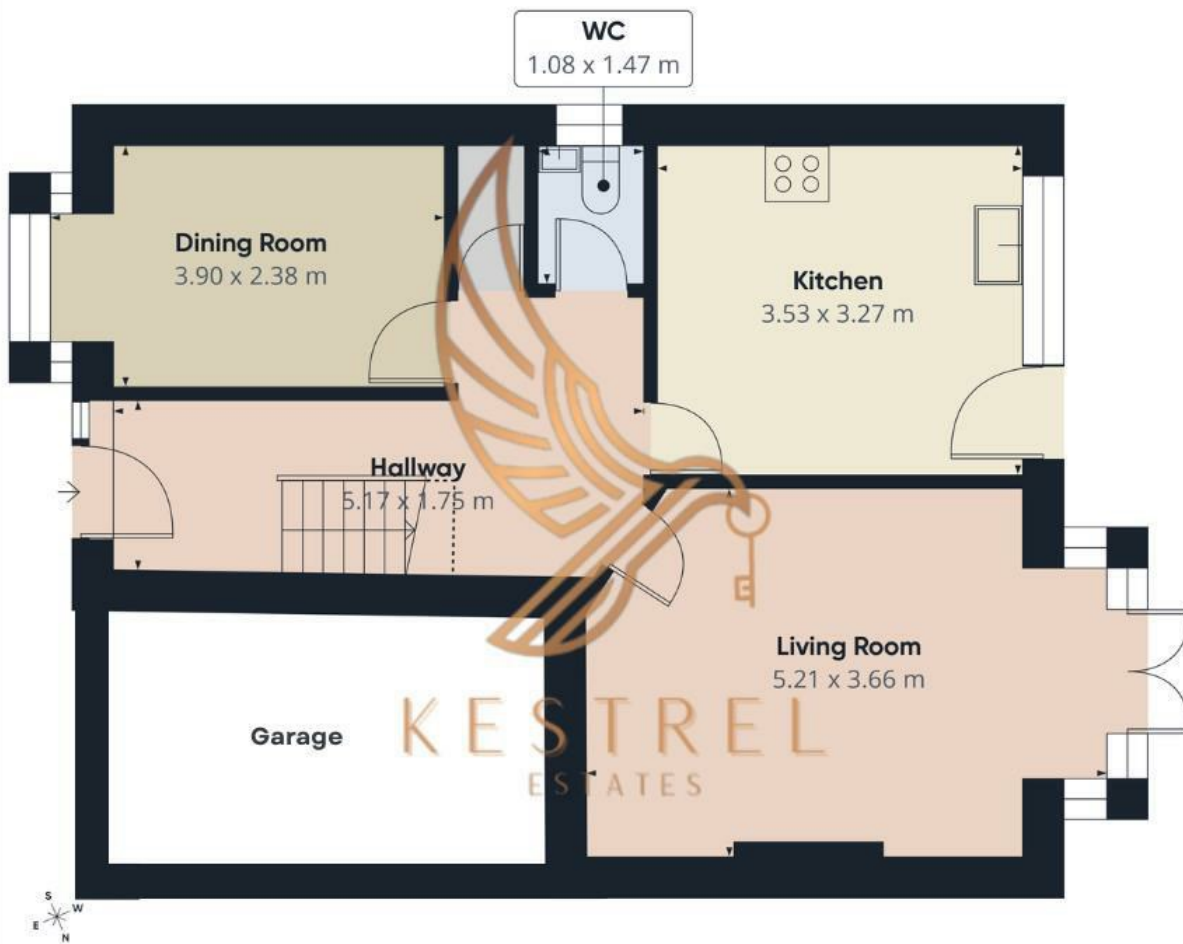
Constructed in 1997, the house features a contemporary design that has stood the test of time. The two bathrooms provide convenience and privacy, ensuring that morning routines run smoothly for everyone in the household. The layout of the home is thoughtfully designed, allowing for both relaxation and entertaining.

The surrounding area is known for its friendly community and convenient amenities, making it a desirable location for those looking to settle down. With local shops, schools, and parks nearby, residents can enjoy a balanced lifestyle that combines the tranquility of suburban living with easy access to essential services.

This property presents an excellent opportunity for anyone seeking a spacious and well-maintained home in a sought-after location. Whether you are a growing family or simply in need of more space, this house on Henley Drive is sure to meet your needs and exceed your expectations.

- 4 Double Bedrooms
- Close to local Parks and fields
- Great commuter links
- Perfect family home
- Close to local amenities and Schools
- Ensuite to master

£325,000



Approximate total area<sup>®</sup>  
52.4 m<sup>2</sup>

Reduced headroom  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

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

QIRAFFE360

| 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 |           |