

## Robbins Terrace, Pontefract



**£750 Per Month**



3



1



1



59

Nestled in the charming area of Featherstone, this delightful terraced house is now available to let. Boasting three well-proportioned bedrooms, this property is ideal for families or professionals seeking a comfortable living space. The house features a spacious reception room, perfect for relaxation or entertaining guests. This property presents an excellent opportunity for anyone looking to settle in a vibrant community with all essential services at hand. Don't miss the chance to make this lovely house your new home in Featherstone.



- Lounge
- Kitchen
- Two First Floor Bedrooms
- Loft Conversion
- Family Bathroom
- Enclosed Garden to the Rear
- Double Glazed and Gas Central Heated Throughout
- EPC Grade D59

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Lounge

11'3"(max) x 12'3" (3.43(max) x 3.73 (3.42 (max) x 3.74))

A picture window to the front of the house, a fire surround and a gas central heated radiator. The room includes a coved ceiling and laminate flooring.

### Kitchen

12'3" (max) x 13'4" (3.73 (max) x 4.06 (3.74 x 4.07 (max)))

Door leading to the rear with a window facing to the garden. Fitted with a range of base and wall units with work surfaces over, free standing gas cooker, a double sink drainer and mixer tap, as well as plumbing for washing machine and a radiator. Storage space includes pantry and cupboards. plumbing for washing machine.

### Landing

Access to loft and radiator.

### Bedroom One

With stairs for access and a roof window.

### Bedroom Two

7'7" (max) x 13'4" (2.31 (max) x 4.06 (2.32 (max) x 4.07))

A window facing the rear of the house, a radiator directly under the window.

### Bedroom Three

11'2" x 12'6" (3.40 x 3.81)

### Bathroom

5'5" x 6'5" (1.65 x 1.96)

A modern bathroom comprising of a low flush wc, wash hand basin and a panelled bath with shower over. A frosted window faces the rear, and the room is tiled surrounding, with a heated towel rail as a fixture.

### Rear Enclosed Garden

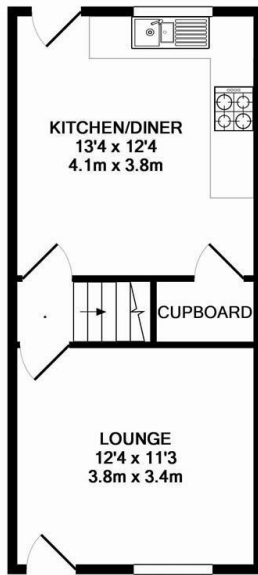
With gated access, mainly laid to lawn with patio walk way and fencing.

### Floorplan

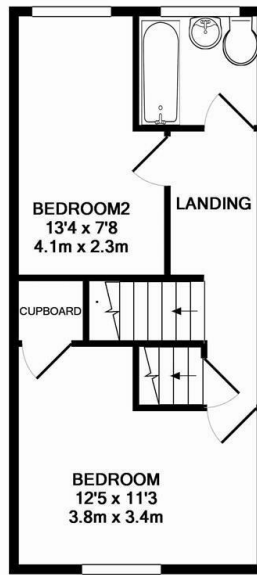
### EPC



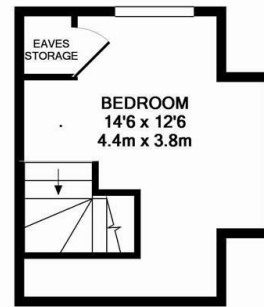
FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 165 SQ.FT.  
(15.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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