



3 High Hazel Close, Featherstone, Pontefract, WF7 5FJ

Modern three-bedroom end-terrace home on High Hazel Close, Featherstone, built in 2019 and offering approximately 861 sq ft of well-designed living space.

The property features a spacious reception room, a contemporary kitchen, three good-sized bedrooms, and two bathrooms including an en-suite. Designed for modern living, the layout makes excellent use of space and natural light.

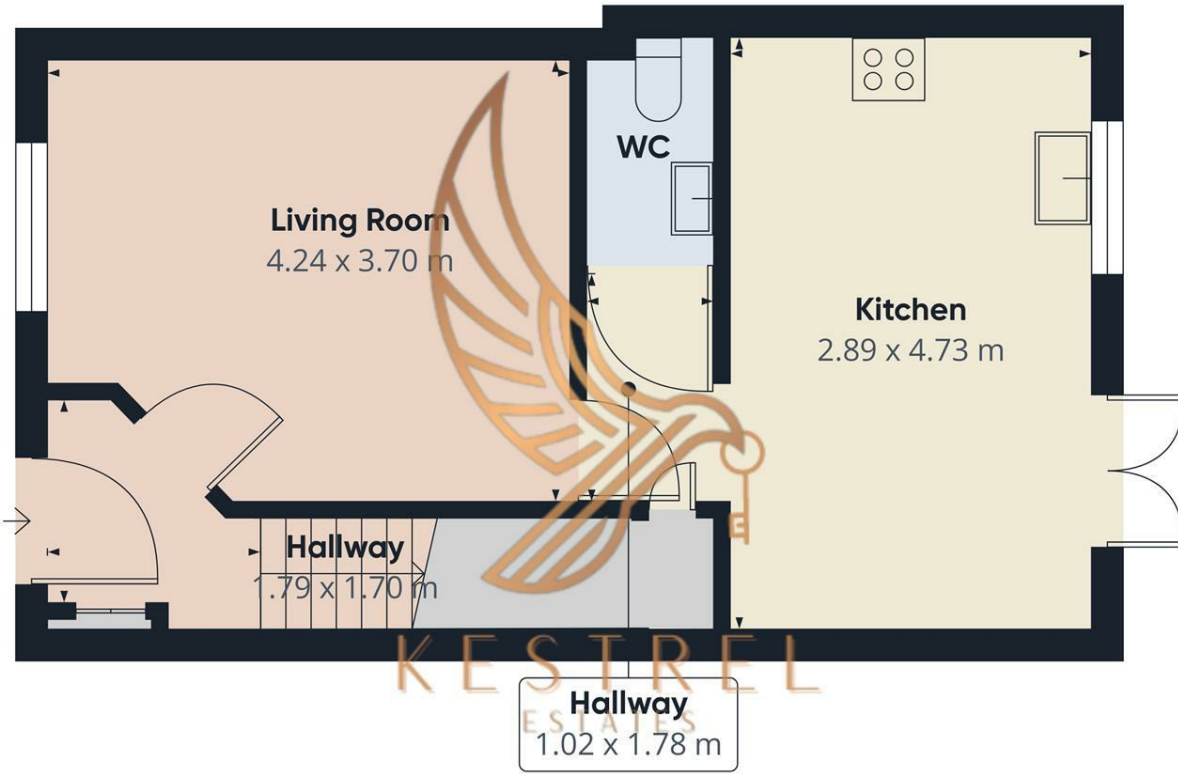
Externally, the property benefits from off-street parking for one car and its end-terrace position provides additional privacy.

Conveniently located close to local amenities, schools and transport links, making it ideal for families and professionals alike.

AGENT'S NOTE: This property is a leasehold shared ownership property. We have been advised that there are 119 years remaining on the lease, and the current rent payments are approx. £300.54 per month based on a 50% share. Contact Kestrel Estates for more details.

- 3 Bed End Terrace
- Spacious Lounge
- Open Plan Kitchen/Dining
- 3 Bedrooms
- Spacious Garden
- Driveway Providing Off Street Parking
- Close To Local Shops, Schools And Other Amenities

£110,000



Approximate total area[®]
38.6 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.

GIRAFFE360



Floor 0

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

83