

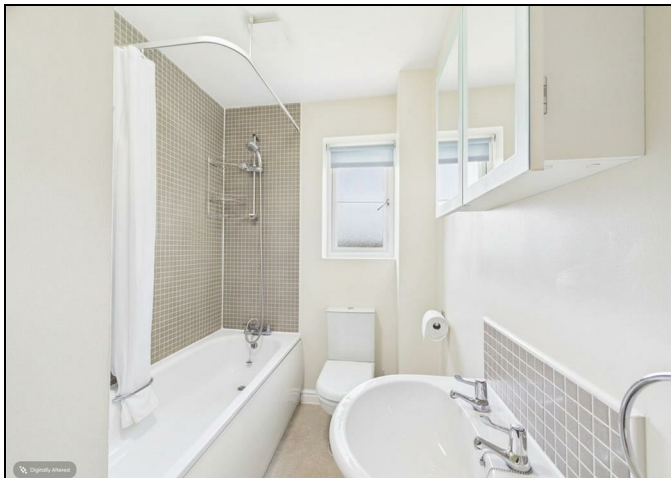
...Your proactive estate agent



Featherstone Drive, Featherstone, Pontefract, WF7 6FH

£185,000





Lead In

Situated within a highly sought-after cul-de-sac position in Featherstone, this modern three bedroom terrace home is ideal for a wide range of buyers and offers well presented accommodation throughout. Benefiting from two allocated parking spaces, front and rear gardens, and attractive Fieldside views to the rear, the property combines comfortable living with a convenient location close to schools, motorway networks and Featherstone town centre. With homes in this area proving extremely popular, an early viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hallway

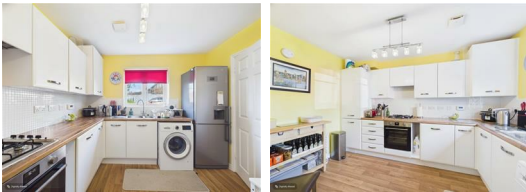
1.80 x 4.85 (5'11" x 15'11")

Access to the kitchen, WC, living room diner and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Kitchen

2.70 x 3.58 (8'10" x 11'9")

Modern range of high and low level kitchen units with integrated appliances including oven with hob and extractor fan over. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



Living Room Diner

4.84 x 4.69 (15'11" x 15'5")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading to the rear garden.



WC

0.97 x 1.51 (3'2" x 4'11")

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Central heated radiator.

Landing

1.93 x 2.67 (6'4" x 8'9")

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One

4.86 x 2.76 (15'11" x 9'1")

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.



Bedroom Two

2.62 x 3.76 (8'7" x 12'4")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bedroom Three

2.13 x 2.76 (6'12" x 9'1")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bathroom

2.80 x 1.67 (9'2" x 5'6")

White suite comprising of panel bath with chrome taps and shower attachment. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Central heated radiator. UPVC double glazed frosted window to the side elevation.

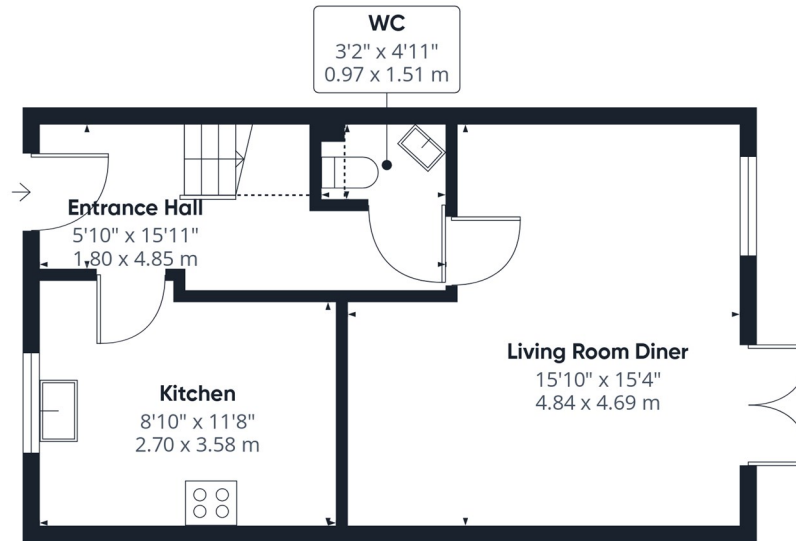


External

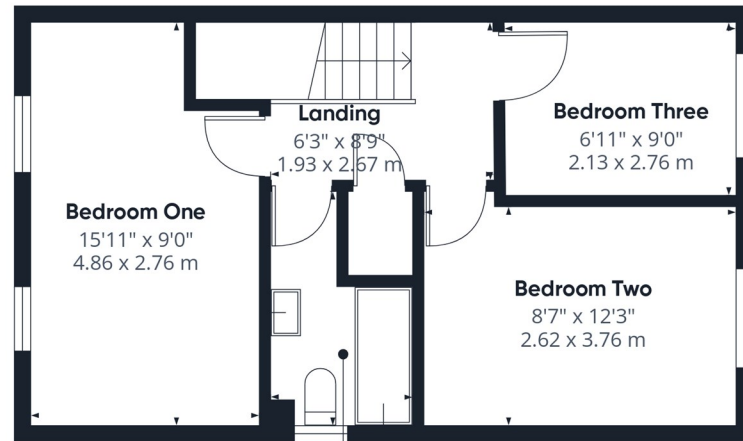
To the front, the property enjoys an attractive end-terrace position with a double-width driveway providing off-street parking for two vehicles. A neat lawned garden and paved pathway lead to the entrance door, while the side access gate offers convenient entry to the enclosed rear garden. The property also benefits from a pleasant open aspect and well-maintained surroundings within this popular residential development.

To the rear is a generously sized enclosed garden, mainly laid to lawn and offering an excellent outdoor space for families, entertaining, or relaxing. A paved patio area sits directly outside the property, ideal for outdoor seating, while fenced boundaries provide a good degree of privacy.





Floor 0



Floor 1



Approximate total area⁽¹⁾
824 ft²
76.4 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/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.

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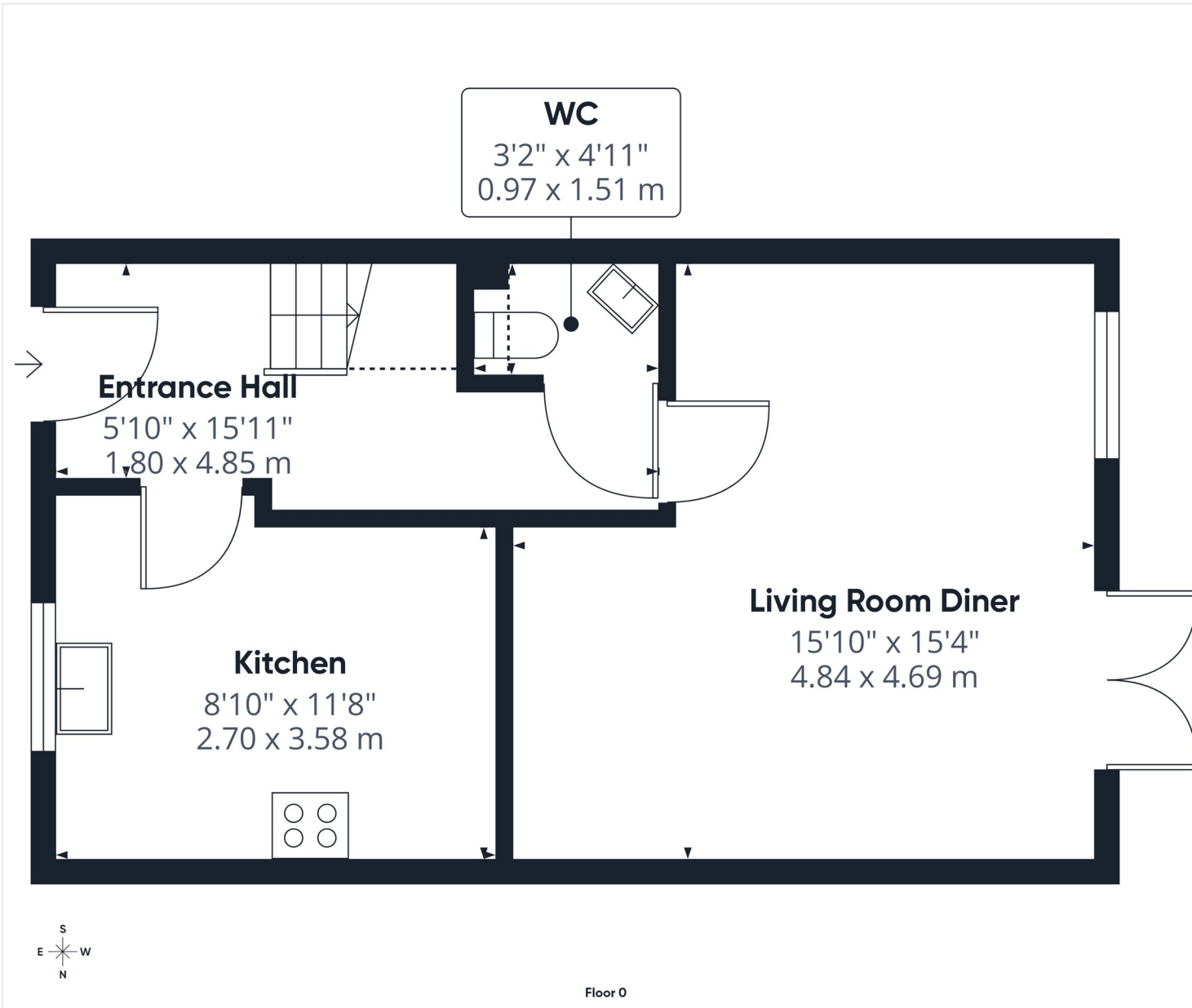
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Approximate total area⁽¹⁾
426 ft²
39.6 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100 kWh/m ² Δ	45 kWh/m ² Δ	100 g/m ² Δ	45 g/m ² Δ
A	B	B	C
B	C	C	D
C	D	D	E
D	E	E	F
E	F	F	G
F	G	G	
G			

England & Wales
EU Directive 2002/91/EC

