



**3 Bed  
House - End Terrace  
located in Featherstone**

**Wynn & Co**  
Sales and Lettings



31 Hall Street  
Featherstone  
Pontefract  
WF7 5LS



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Asking price £155,000

Nestled in the charming area of Hall Street, Featherstone, Pontefract, this delightful end terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 953 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the kitchen, which is well-equipped for all your culinary needs.

The property features a modern bathroom, designed with both style and functionality in mind. Each bedroom is generously sized, allowing for personalisation and comfort, whether it be for family members, guests, or a home office.

There is parking available at the rear, a rare find in many urban settings, along with a lawned garden which could be fenced for added privacy.

Located in a friendly neighbourhood, this property is close to local amenities, schools, and parks, providing a wonderful community feel. With its appealing features and prime location, this end terrace house on Hall Street is a fantastic opportunity for anyone looking to settle in Featherstone. Don't miss your chance to make this lovely house your new home.

## Entrance Hall

The entrance hall welcomes you with a staircase leading to the first floor and an open doorway into the living room.

## Living Room

15'0" x 14'4"

The living room is a generous space characterised by neutral walls and carpeted flooring. A white fireplace with decorative moulding forms a charming focal point, complemented by a large window that floods the room with natural light.

## Kitchen/Breakfast Room

12'8" x 11'0"

The kitchen/breakfast room is practical and well-lit, featuring a suite of grey cabinets set against white walls and a vinyl floor with a contemporary finish. The room benefits from ample counter space, a built-in oven with a gas hob, and a washing machine. A window and a rear door provide access and natural light, while the kitchen steps up slightly to link with the living room.

## Utility Room

11'0" x 4'3"

The utility room is a compact space adjoining the kitchen, finished with matching flooring and a small window that allows in natural light, making it a convenient area for laundry and storage.

## Bedroom One

15'1" x 14'9"

Bedroom one is a spacious main bedroom featuring a large window that brightens the room. The neutral décor and carpeted floor create a calm and restful atmosphere. There is also a built-in storage cupboard, adding practicality to this sizeable room.

## Bedroom Two

11'7" x 9'2"

Bedroom two is a comfortably sized room with a large window and neutral decoration. It features a small built-in storage space and carpeted flooring, offering a peaceful retreat with ample natural light.

## Bedroom Three

11'11" x 7'11"

Bedroom three is an L-shaped room with a window that lets in natural light. The room is finished in a neutral palette with carpeted flooring, providing a versatile space suitable for various uses.

## Bathroom

7'7" x 4'10"

The bathroom features a white suite with a bathtub and an electric shower above. The walls are partly tiled with a marble-effect panel surrounding the bath, and a window adds natural light to the space.

## Exterior

The front garden is a generous outdoor space enclosed by fencing and a brick wall, mainly laid to grass with potential to enhance with planting or landscaping. A pathway runs alongside the property providing access to the garden from the front. There is a shared side driveway and parking to the rear.

## MISC

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we



would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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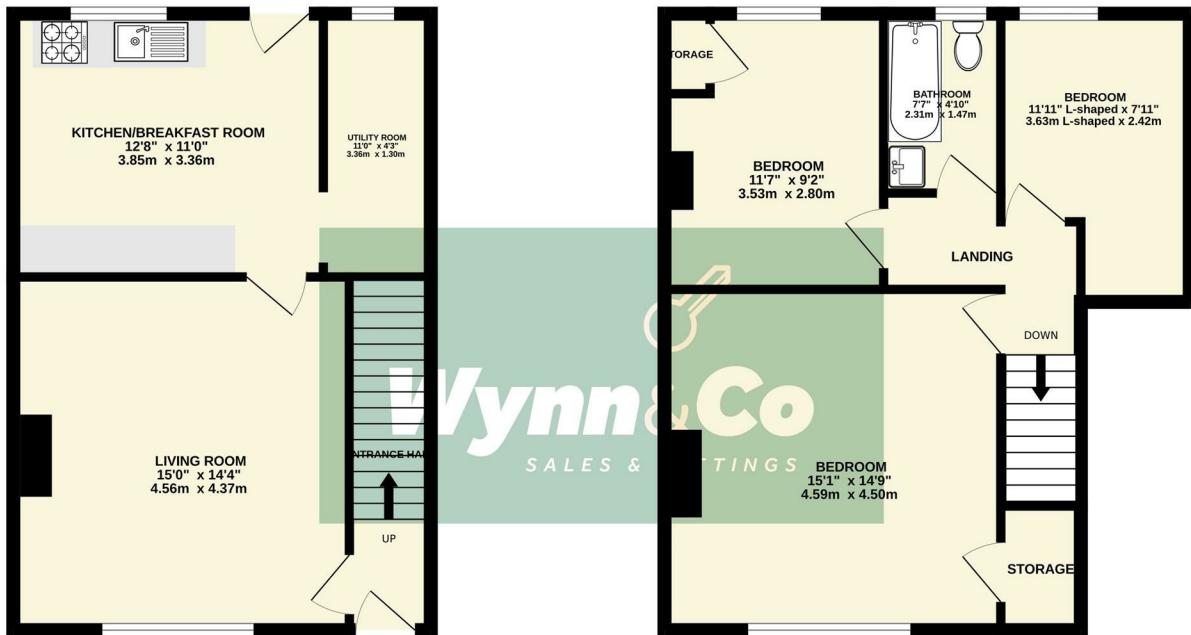


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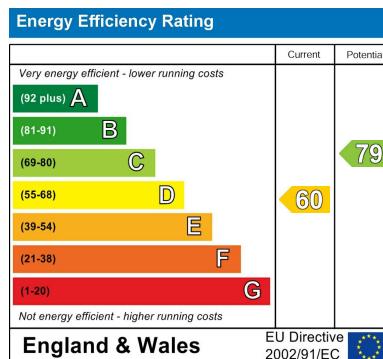
GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



THREE BEDROOM END COTTAGE

TOTAL FLOOR AREA: 953 sq.ft. (88.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DIRECTIONS

CONTACT

86 Millgate  
Ackworth  
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

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