



CROWN

ESTATE AGENTS

Halton Street, Featherstone



£750 Per Calendar Month



2



1



1



60

Nestled on Halton Street in the charming town of Featherstone, this recently redecorated terraced house presents an excellent opportunity for a small family or a couple seeking a comfortable and inviting home. Spanning an area of 732 square feet, the property boasts a well-proportioned layout that maximises space and functionality.

The house is ideally situated close to local amenities, making it easy to access shops, schools, and recreational facilities. This prime location enhances the appeal of the property, providing both convenience and a sense of community.

With its fresh decor and practical layout, this terraced house is ready to welcome its new occupants. Whether you are starting a new chapter in life or seeking a cosy abode, this property is sure to meet your needs. Do not miss the chance to make this delightful house your new home.



- Good Sized Lounge
- Dining Kitchen
- Downstairs Bathroom
- Two Double Bedrooms
- Ensuite Toilet
- Enclosed Rear Yard with ample parking
- On Street Parking to the front
- EPC Grade D
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Lounge

10'5" x 12'5" (3.19 x 3.80)

A good size living room to the front of the property with uPVC window and external door, central heating radiator and chimney breast recess.

Kitchen

9'11" x 9'4" (3.03 x 2.85)

Fitted with a range of units including base cupboards and drawers with laminate work surfaces over, inset white ceramic 1.5bowl sink with mixer taps, 4 ring electric hob with integral extractor hood over, fitted oven and grill and fitted wall and display cupboards. Tiled surround, plumbing for an automatic washing machine, tall chrome ladders style towel warmer, tiled floor, under stairs storage recess, rear facing window and access off to the first floor and rear entrance lobby.

Lobby

2'10" x 2'9" (0.87 x 0.86)

Leading from the kitchen through to the bathroom and having a storage area off and uPVC door to the rear garden

Family Bathroom

6'6" x 5'6" (2.00 x 1.69)

With white suite including shaped shower bath with fitted electric shower and glazed scree over, vanity wash hand basin and low level flush WC. Central heating radiator, tiled walls and floor and rear facing opaque window.

Bedroom 1

12'7" x 10'9" (3.86 x 3.29)

Good size double with front facing window and central heating radiator.

Bedroom 2

11'2" x 9'5" (3.41 x 2.89)

A second generous bedroom with rear facing window, central heating radiator and access off to an

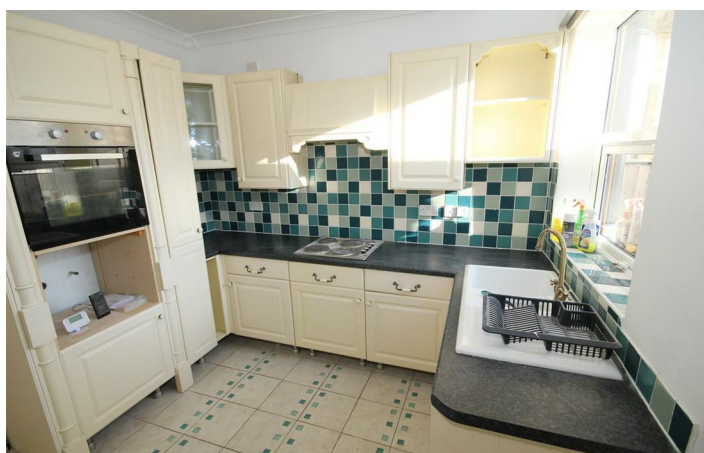
En-Suite WC

2'9" x 2'6" (0.85 x 0.78)

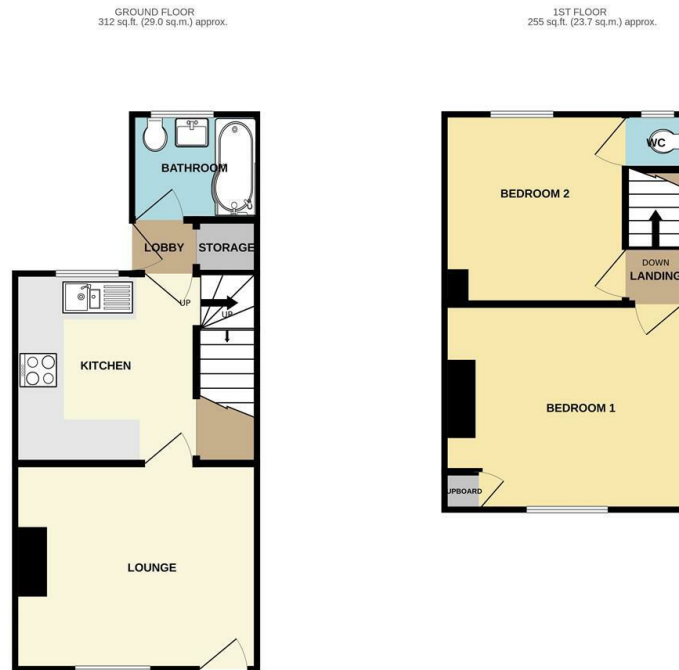
With integral low level flush WC and wash basin, rear facing opaque window and light.

External

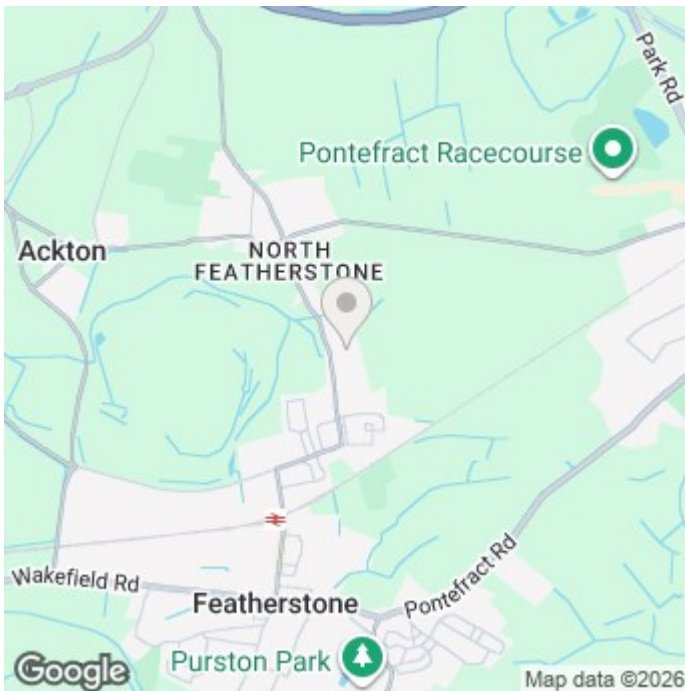
To the front there is on street parking but this property enjoys a large rear garden/parking area with access via double gates onto a rear service road.




Floor Plan



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.
While every effort 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 misstatement. 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 operation or efficiency can be given.
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Energy Efficiency Rating


| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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