

Pontefract Road, Pontefract



£230,000



2



1



2



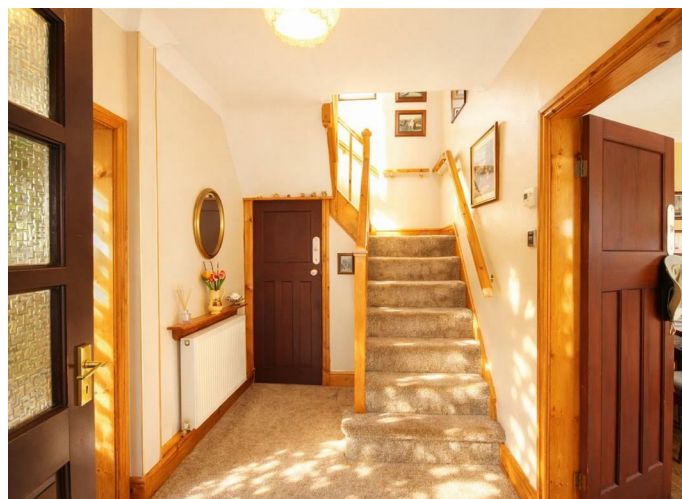
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Nestled on the sought after Pontefract Road in Featherstone, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. There are also a well fitted kitchen, study for those working from home and a conservatory for relaxing.

The house features two spacious bedrooms, and a modern bathroom with white suite.

The property stands in well tended and private gardens and has along driveway offering ample parking

With its appealing layout and prime location, it is poised to attract those who appreciate both comfort and convenience.



- Sought after residential location. Sure to attract early interest
- Well placed for local amenities and surrounding centres
- Good size lounge with multi fuel stove, separate dining room
- Well fitted kitchen with integrated appliances, study and conservatory
- Two double bedrooms and house bathroom
- Well maintained and private gardens. Ample parking
- Could lead itself to further expansion if required
- Freehold
- Council Tax Band B
- EPC Grade D

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

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

Porch

7'10" x 3'6" (2.41 x 1.08)

A welcoming entrance porch featuring a glazed door.

Entrance Hall

A bright and welcoming entrance hall featuring coved ceiling, staircase leading to the first floor, and a useful under-stairs storage cupboard.

Lounge

13'1" x 11'8" into bay (4.00 x 3.56 into bay)

A generously proportioned lounge featuring a large bay window to the front and additional picture window to the side, allowing an abundance of natural light. The room boasts a brick-built fireplace incorporating a multi-fuel stove, creating an attractive focal point, together with a coved ceiling, two wall light points and two radiators, providing a comfortable and inviting living space.

Study

8'6" x 5'11" (2.61 x 1.81)

With open access from the kitchen, a central heating radiator and French doors to the conservatory

Kitchen

14'0" x 7'1" plus 3'11" x 7'4" an 'l' shaped room (4.27 x 2.17 plus 1.21 x 2.26 an 'l' shaped room)

A well-appointed fitted kitchen featuring a range of wall and base units with complementary work surfaces and tiled splashbacks. Equipped with a single drainer sink and mixer tap, integrated four-ring hob with extractor hood, built-in oven, and plumbing for both a washing machine and dishwasher. Further benefits include Karndean flooring, a radiator, two side-facing windows allowing plenty of natural light, and a glazed door providing direct access to the rear garden.

Conservatory

7'1" x 9'8" (2.18 x 2.96)

A versatile conservatory providing an excellent additional reception space, Benefiting from a radiator for year-round use and French doors opening onto the rear garden, this light-filled room creates a seamless connection between the indoor and outdoor living spaces.

Landing

Providing access to all first-floor rooms, the landing benefits from loft access via a fitted loft ladder, offering convenient access to additional storage space.

Bedroom 1

13'1" x 11'7" plus wardrobes (4.01 x 3.54 plus wardrobes)

A spacious principal bedroom benefiting from an extensive range of fitted wardrobes, providing excellent built-in storage. The room also features a large window allowing plenty of natural light to fill the space and a radiator, creating a bright and comfortable retreat.

Bedroom 2

11'2" x 9'6" plus wardrobes (3.42 x 2.92 plus wardrobes)

A well-proportioned double bedroom featuring mirrored fitted wardrobes, a large window providing plenty of natural light, and a radiator. Offering excellent built-in storage, this is a practical and comfortable bedroom.

Family Bathroom

6'5" x 4'7" (1.98 x 1.41)

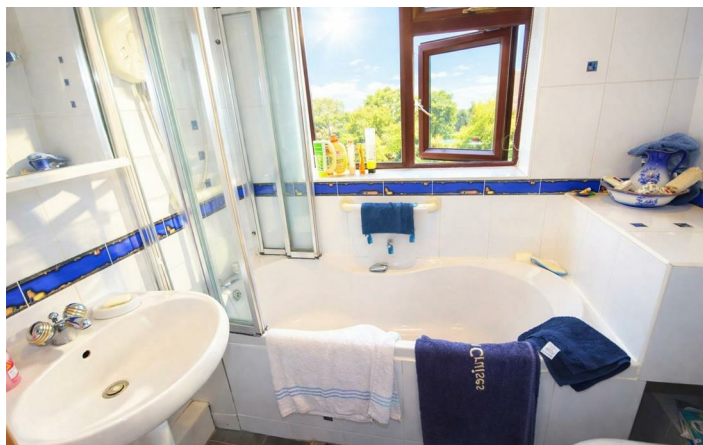
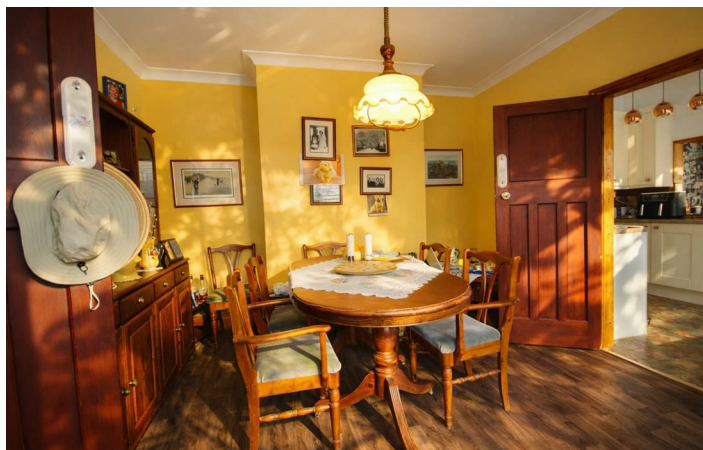
A contemporary family bathroom fitted with a three-piece suite comprising a low flush WC, pedestal wash hand basin, and panelled bath with shower over. Complete with a chrome heated towel rail, tiled flooring, and a uPVC frosted window providing natural light and privacy.

External 1

A well-maintained front garden, a private driveway providing ample off-road parking, and mature hedging offering a good degree of privacy. The driveway leads to the side of the property, while gated access provides access to the enclosed rear garden.

External 2

A beautifully maintained and fully enclosed rear garden. Featuring a paved patio seating area leading onto a low-maintenance artificial lawn, this attractive outdoor space is surrounded by mature trees and established planting, creating a private setting to enjoy throughout the year.



Floor Plan



TOTAL FLOOR AREA: 1008 sq.ft. (93.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, Crown Estate Agents cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floor plan by visiting the property in person. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or efficiency. Crown Estate Agents cannot be held responsible for any errors or omissions. Crown Estate Agents cannot be held responsible for any errors or omissions.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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