

## Featherstone Lane, Pontefract



**Guide Price £230,000**



3



2



1



70

Crown Estate Agents are proud to present this Three Bedroom Semi-Detached Dormer Style Bungalow to the market. Located to an array of local amenities, public transport links and motorways, this property really does appeal to a variety of buyers. With the main bedroom on the first floor with an ensuite shower room & two bedrooms on the ground floor this property is perfect for the growing family or for those looking to downsize. With off road parking available for multiple vehicles, single detached garage, front and large rear garden(s), viewing this property really does come recommended.



- Modern Throughout
- Multi Fuel Burner
- Off Road Parking
- Garage
- Large Rear Garden
- Decking
- Integrated Kitchen Appliances
- Ensuite Bathroom
- Great Location

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Entrance Hall

Access in via the side or the rear of the property though new modern UPVC doors. The rear door leads directly in to the kitchen and the side door leads directly in to the hallway where you can access all ground floor accommodation.

### Living Room

10'9" x 16'2" (3.28 x 4.93)

A modern living room with exposed brick work, a Multi-Fuel fire/log burner, window to the front of the property, grey carpet, central heating radiator, TV point and wifi point.

### Kitchen

10'9" x 10'7" (3.28 x 3.23)

An array of wall and base units, two integrated ovens, integrated fridge & freezer, dishwasher, washing machine, sink and drainer, hob, extractor fan, LED spotlights, barn style rear door and space for a dining table.

### Bedroom Two

9'10" x 7'4" (3.00 x 2.26)

A double bedroom located on the ground floor, grey carpet, radiator and a UPVC window to the rear of the property.

### Bedroom Three

8'7" x 9'10" (2.64 x 3.00)

Located on the ground floor to the front of the property, this is a good sized bedroom or could be used as an office or play room.

### Bathroom

Modern three piece suite with hygienic wall panels to help keep things fresh easier! Bath, WC and wash hand basin. Towel drying radiator and a window to the side of the property.

### First Floor

#### Bedroom One

Located on the first floor, this bedroom is tucked away from the rest of the home making this a parents ideal retreat! With a dormer overlooking the rear garden flooding the room with natural light. Storage in the eaves.

#### Ensuite

Shower in cubicle, wash hand basin, WC and Velux window.

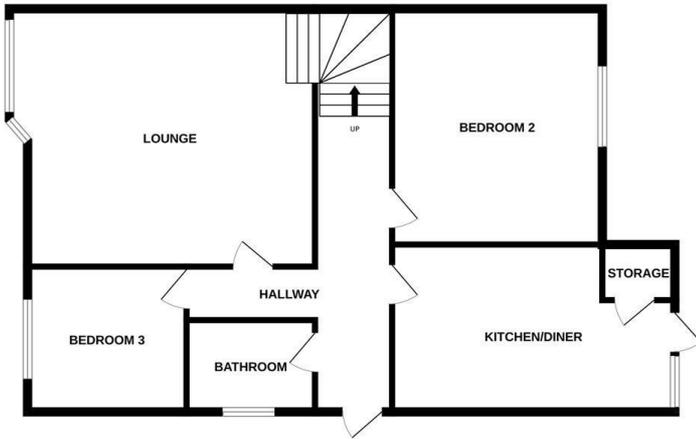
### External

Off road parking for several vehicle's, detached single garage, lawn, large decked area and two large wooden sheds.

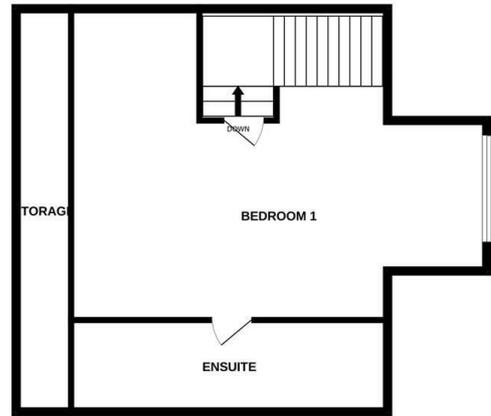


Floor Plan

GROUND FLOOR



1ST FLOOR



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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

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