

HUNTERS®

HERE TO GET *you* THERE

35 Nunns Lane, Featherstone, Pontefract, WF7 5HF

Offers In Excess Of £200,000

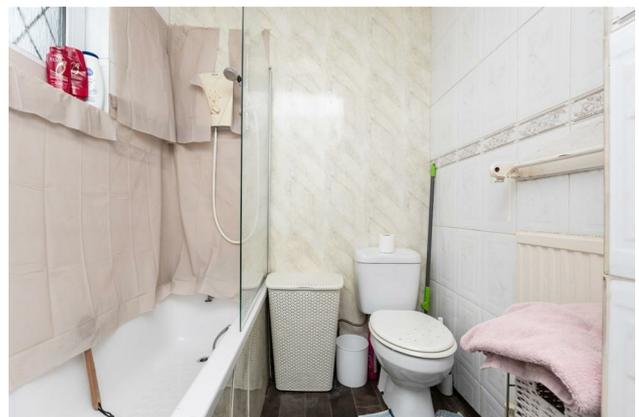
Property Images



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Floorplan



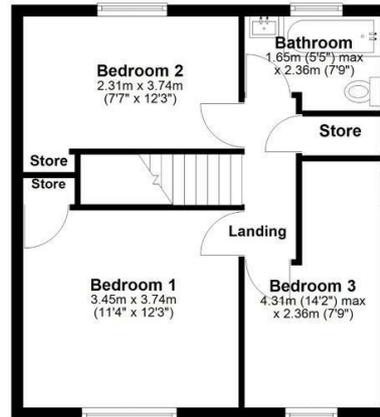
Ground Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 97.6 sq. metres (1050.5 sq. feet)

EPC

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

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Freehold

THE SETTING:

Nunns Lane is a sought-after location just outside Pontefract, in very close proximity to the neighbouring small town of Featherstone and its amenities. The beauty of this property's location is that within a few miles, you can be in the countryside, but you can also access Pontefract, Castleford, Leeds and Wakefield incredibly easily, so it's great for commuting and socialising. In terms of amenities, Featherstone has supermarkets, local shops, pubs, eateries and schools. Public transport links are also very accessible to this property.

THE PROPERTY:

Upon entering the property, you are greeted by a hallway that leads to the living/dining room, which is quite spacious and ideal for hosting. Continuing through the property to the kitchen, which features wall and base units for ample storage, as well as space for a washing machine, dryer, and a large American-style fridge. To the rear is the conservatory, which can be used as an office or a second reception area.

On the first floor of this property are three bedrooms. The main bedroom fits a double bed and large wardrobes for ample storage, and it benefits from a large front-facing window. The second bedroom fits multiple storage cabinets, a desk, and a single bed. The third bedroom is ideal for an at-home office, a walk-in wardrobe, or a guest room. This property is very versatile. Lastly, there is the family bathroom, which comprises a WC, wash basin and bath with overhead shower.

OUTSIDE SPACE:

To the front of the property is a driveway for off-street parking and access to the integrated garage, perfect for extra storage or an at-home gym, along with a front buffer garden. To the rear, the low-maintenance private garden is great for relaxing after a long day or dining al fresco.

In summary, this property offers versatile accommodation for professionals, young families, and buy-to-let landlords alike. Call us now to arrange your viewing!

Features

• 3 BEDROOMS • DETACHED • SPACIOUS
LOUNGE/DINER • CONSERVATORY • DRIVE WAY • INTERGRATED
GARAGE • CLOSE TO LOCAL AMENATIES • FREEHOLD • COUNCIL
TAX BAND C • EPC RATING TBC