

...Your proactive estate agent



Manor Drive, Featherstone, Pontefract, WF7 6AZ
Offers Over £170,000



This two-bedroom house on Manor Drive offers a perfect blend of comfort and convenience. The two well-proportioned bedrooms provide space for rest and personalisation, making it a perfect home for small families or couples. This property presents an excellent opportunity for those seeking a cosy home in a vibrant community. With its appealing layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

The accommodation briefly comprises: entrance hall, two bedrooms, the living room, bathroom, kitchen and side entrance.

A gated pedestrian access leads to the front garden, which is mainly laid to lawn and bordered by established hedging. The frontage enjoys an open outlook over a grassed area, creating a pleasant approach to the home.

To the rear, the property benefits from a generous, enclosed garden, predominantly laid to lawn and well maintained. A paved patio area sits directly behind the bungalow, providing an ideal space for outdoor seating and entertaining. The garden is bordered by a combination of fencing and mature hedging, offering privacy. There is also a timber garden shed providing useful storage, along with a gated access to the rear.



Hallway

1.20 x 3.37 (3'11" x 11'1")

Access to living room, bathroom and both bedrooms. Wood effect flooring. Central heated radiator.

Living Room

4.01 x 3.70 (13'2" x 12'2")

Feature fireplace with hearth and surround. Access to the kitchen. Wood effect flooring. UPVC double glazed window to the front of the property.



Kitchen

3.40 x 2.30 (11'2" x 7'7")

A range of high and low level white kitchen units with wood effect worktops. Integrated oven with four ring gas hob and extractor hood over. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Side door to access to the rear of the property. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear.



Entrance

1.30 x 1.60 (4'3" x 5'3")

Access to the garden.

Main Bedroom

3.40 x 3.22 (11'2" x 10'7")

Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the rear.



Bedroom Two

3.41 x 2.40 (11'2" x 7'10")

Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the front of the property.

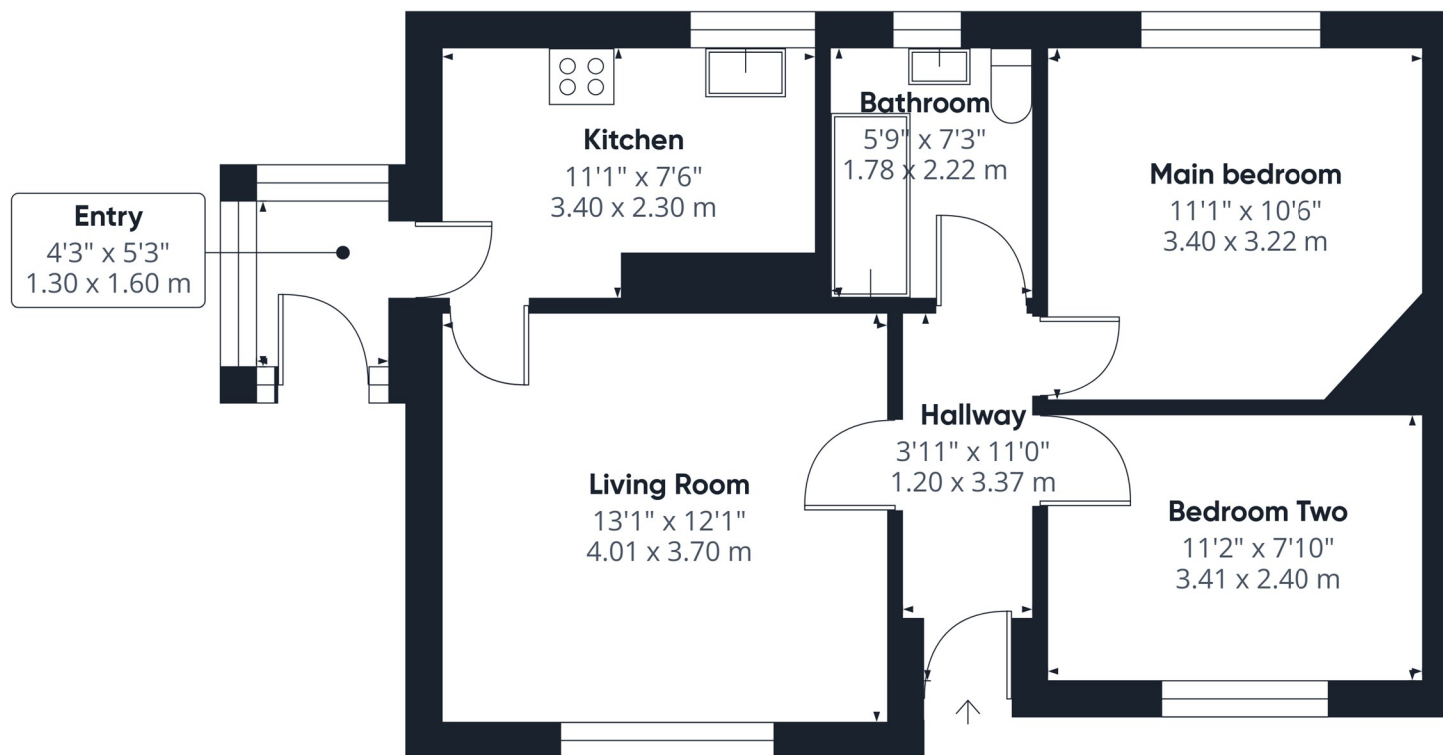


Bathroom

1.78 x 2.22 (5'10" x 7'3")

White suite comprising of panel bath with chrome taps, mains feed shower and shower screen. Wash hand basin with chrome mixer tap over and storage cupboard below. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC frosted double glazed window looking to the rear aspect.





Approximate total area^m
555 ft²
51.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

T 01977 791133

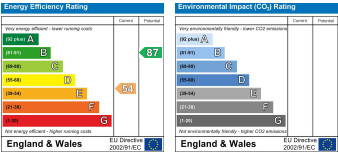
W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk



T 01977 791133
W www.parkrow.co.uk
30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk



Park Row