Park Row

The proactive estate agent



Featherstone Lane, Featherstone, Pontefract, WF7 6LS

Offers Over £180,000

3 | 1 | 2 | D







MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

A fantastic opportunity to purchase this spacious three-bedroom semi-detached home, situated in a popular and sought-after location on Featherstone Lane. Offering open field views to the rear, generous living accommodation and excellent potential for modernisation, this property is ideal for a wide range of buyers.

Having been a much-loved family home for many years, the property would now benefit from some updating throughout, providing the perfect opportunity for its next owners to put their own stamp on it and create a beautiful home tailored to their tastes.

The accommodation briefly comprises two spacious reception rooms, offering flexible living and dining space, together with a separate kitchen. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-street parking, along with gardens to both the front and rear. One of the standout features of this home is its attractive open field views to the rear, creating a lovely outlook and adding to the property's overall appeal.

Featherstone Lane is ideally positioned for access to a wide range of local amenities, including shops, supermarkets, primary and secondary schools and nearby train stations. Excellent transport connections also make this an appealing location for commuters and families alike.

Offering fantastic potential, a desirable location and beautiful field views, this property is perfect for first-time buyers, growing families or anyone looking for a home they can modernise and make their own.

Early internal viewing is highly recommended to fully appreciate the accommodation, location and potential this property has to offer.

Entrance Hall

2'7" x 5'5" (0.78 x 1.66)

Access to the living room and stairs leading to the first floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Living Room

11'6" x 12'2" (3.51 x 3.71)



Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation. Access to the kitchen.

Kitchen

5'10" x 10'7" (1.78 x 3.22)



A range of high and low level kitchen units with integrated oven and hob, with extractor hood above. Plumbing for washing machine. Sink with drainer and mixer tap. Access to dining room. Carpeted throughout. Central heated radiator. UPVC door giving access to the rear garden. UPVC double glazed window to the rear elevation.

Dining Room
9'8" x 12'7" (2.94 x 3.83)



Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing
3'4" x 7'10" (1.01 x 2.38)

Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One
9'6" x 13'3" (2.90 x 4.05)



Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
8'1" x 11'9" (2.47 x 3.59)



Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
6' x 7'12" (1.83 x 2.43)



Carpeted throughout. UPVC double glazed window to the rear elevation.

Bathroom
6' x 6'9" (1.84 x 2.05)



White suite comprising of panel bath with chrome taps. Wash hand basin with chrome taps. WC with low level flush. Full height wall tiling. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the side aspect.

External





To the front of the property is an attractive lawned garden with established shrubs, mature hedging and well-stocked planted borders. A generous driveway runs alongside the property, providing off-street parking and access to the rear via a timber gate.

To the rear is a generously proportioned garden, predominantly laid to lawn with mature trees, established shrubs and well-stocked borders. A paved patio area provides space for outdoor seating and entertaining, whilst the garden enjoys beautiful open views across neighbouring fields, creating a pleasant and picturesque outdoor setting.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

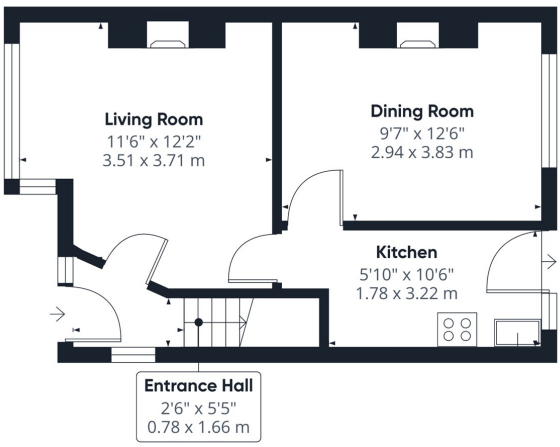
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

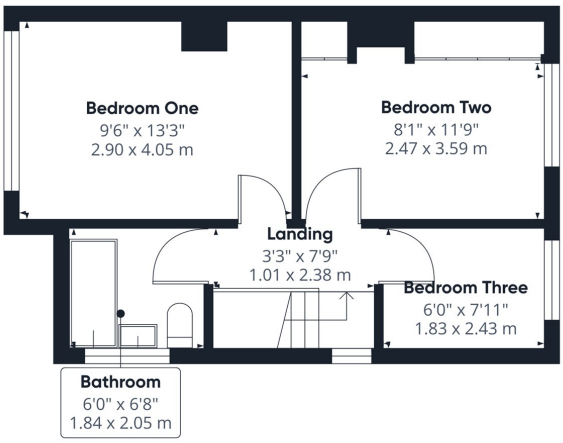








Floor 0





Floor 1

Approximate total area(1)

710 ft²

65.9 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.

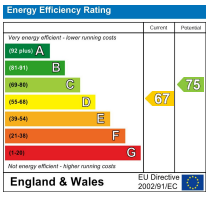
GIRAFFE360

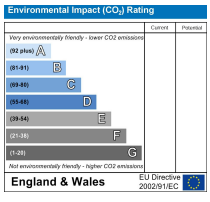
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS