



**Lea Lane, Featherstone Pontefract WF7 5EE**



**welcome to**

**Lea Lane, Featherstone Pontefract**

\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\* Modern three-bedroom end-terrace in Featherstone with kitchen/diner, living room, conservatory, enclosed rear garden, outside WC and driveway. Stylish throughout and ideal for first-time buyers or a young family.



### **Entrance Hall**

With a door to the front and laminate flooring.

### **Lounge**

16' 1" x 11' 6" ( 4.90m x 3.51m )

With a double door to the rear, electric fire, window to the front, laminate flooring and a gas central heating radiator.

### **Kitchen**

16' 1" x 10' 5" ( 4.90m x 3.17m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, composite sink and drainer, integrated gas hob, electric oven, extractor hood, space for American fridge freezer, dishwasher, boiler cupboard, door to the rear, window to the front and rear and a gas central heating radiator.

### **Conservatory**

9' 11" x 9' ( 3.02m x 2.74m )

Constructed under UPVC and brick, tiled flooring, ceiling fan, electric radiator, plug sockets and blinds.

### **Landing**

With access to the loft, two windows to the rear, laminate flooring, gas central heating radiator and wood panelling.

### **Bedroom One**

12' 11" x 10' 7" ( 3.94m x 3.23m )

With a window to the front, walk in wardrobe, laminate flooring and a gas central heating radiator.

### **Bedroom Two**

11' 6" x 8' 3" ( 3.51m x 2.51m )

With a window to the front, laminate flooring and a gas central heating radiator.

### **Bedroom Three**

7' 8" x 8' 3" ( 2.34m x 2.51m )

With a window to the rear and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, part tiled, laminate flooring, towel radiator, extractor fan and a window to the rear.

### **Front Garden**

With a double block paved driveway and raised bed.

### **Rear Garden**

With a paved path, patio, flower beds, wooden shed, astro turf, outdoor WC and a raised patio seating area.



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## **Lea Lane, Featherstone Pontefract**

- \*\*\*GUIDE PRICE £170,000 - £180,000\*\*\*
- Three Bedroom End-Terrace Home
- Conservatory
- Double Driveway
- Local Amenities

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119382 - 0003

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