Park Row

The proactive estate agent



Nunns Croft, Featherstone, Pontefract, WF7 5HS

Offers Over £180,000

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Lead In

Situated in a popular and peaceful residential area of Featherstone, this two double bedroom semi-detached bungalow offers spacious single-level living, low maintenance gardens, a driveway and a garage. Offered to the market with no onward chain, this is a fantastic opportunity for buyers looking to downsize or enjoy the convenience of bungalow living.

Tucked away within a lovely, quiet residential setting, surrounded by neighbouring bungalows, this property enjoys an appealing position that is particularly suited to those seeking a peaceful lifestyle whilst remaining conveniently located for local shops, amenities and transport connections.

The accommodation is well proportioned throughout and briefly comprises a welcoming lounge, fitted kitchen, two generously sized double bedrooms and a modern shower room.

The property has been well maintained and is presented in good overall condition, although some internal modernisation would allow the next owner to personalise the accommodation to their own taste and requirements.

Externally, the bungalow benefits from gardens, providing attractive outdoor spaces to enjoy, alongside a private driveway offering off-road parking and access to a garage, ideal for additional storage or secure parking.

The location is particularly appealing, with Featherstone offering a range of local shops, supermarkets, schools, healthcare facilities and transport links. The nearby train station and access to surrounding motorway networks also make this a convenient location for those wishing to remain connected to neighbouring towns and cities.

Bungalows in established residential locations such as Nunn's Croft are always an appealing choice, particularly for buyers looking to downsize, retire or move into a home offering all accommodation on one level.

Offered for sale with no onward chain, this property provides a wonderful opportunity to purchase a well-cared-for bungalow with excellent potential in a desirable residential setting. An internal viewing is highly recommended to appreciate the accommodation, location and opportunity on offer.

Entrance Hall

3'10" x 4'11" (1.16 x 1.49)

Access to kitchen, living room and storage cupboard. Tiled effect flooring. Central heated radiator.

Kitchen

9'1" x 7'5" (2.77 x 2.26)



A range of high and low level kitchen units. Space for a fridge, freezer and cooker. Plumbing for washing machine. One and half bowl sink with drainer and chrome tap. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Living Room

16'8" x 11'7" (5.09 x 3.53)





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

Hallway

6'5" x 3'1" (1.96 x 0.94)

Access to both bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
12'1" x 9'8" (3.69 x 2.95)




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

Bedroom Two
8'8" x 9'4" (2.64 x 2.85)



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

Bathroom
6'4" x 5'10" (1.94 x 1.78)



White suite comprising of panel bath with shower screen, chrome mixer tap and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

External





To the front of the property is a generous, low maintenance gravelled garden with decorative paving and established borders. A spacious private driveway runs alongside the property, providing ample off-road parking and leading to a detached garage.

To the rear is a generously sized, fully enclosed garden, designed with low maintenance in mind. The garden is predominantly paved, featuring a raised patio area and additional space for outdoor seating and entertaining. Timber fencing provides privacy, whilst the detached brick-built garage offers secure parking or useful additional storage.

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.

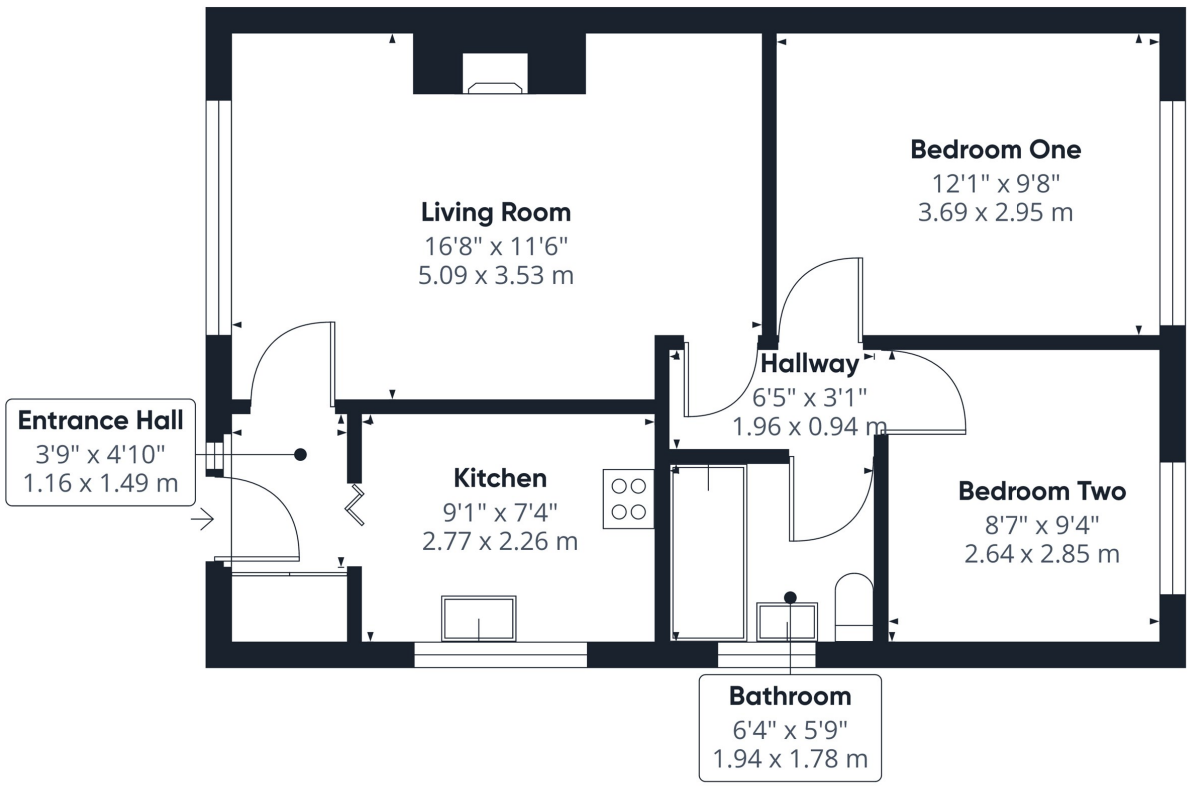
TENURE AND COUNCIL TAX BANDING

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.









Approximate total area(1)

534 ft²

49.5 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.

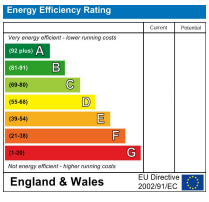
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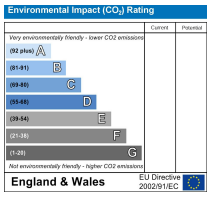
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