

Field View Cottages, Pontefract



£175,000



3



1



2



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We present to you this 3 bedroom cottage in Featherstone, this property is perfect for those seeking a comfortable and inviting home.

Situated in an ideal location, this home benefits from the tranquillity of a residential area while remaining close to local amenities, schools, and transport links. Featherstone is known for its community spirit and accessibility, making it a desirable place to live. This end cottage is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is an opportunity not to be missed for those looking to step onto the property ladder.



- 3 Bedroom Cottage
- Excellent location
- Fully decorated throughout
- Modern shower room
- Good sized rooms

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

This entrance hall provides you with a walk in cupboard, under stairs cupboard, laminate flooring, you have a glazed door to the garden and a window

Lounge

18'1" x 11'7" (5.52 x 3.54)

You have pure white walls and laminate flooring on entry to this room, a bay window to the front, this room is great for entertaining, having family nights, you have the added benefit of patio doors leading to the conservatory which can be used as a extra room, playroom for the kids or even an office

Kitchen

9'7" x 9'6" (2.93 x 2.91)

This kitchen is modern and quirky in design, you have a white ceramic single sink drainer with that all important mixer tap, integrated oven with gas hob, laminate flooring and a door leading out to the front

Orangery

8'4" x 7'6" (2.56 x 2.30)

This room can be used as anything, it is an open blanket of possibilities

Landing

This landing provides you with loft access and access to all the bedrooms and bathroom

Bedroom 1

11'6" x 10'10" (3.53 x 3.32)

The larger of the 3 bedrooms, this bedroom is decorated throughout, you have a window to the front of the property, there is ample space in this room to accessorize as you wish

Bedroom 2

9'7" x 9'6" (2.93 x 2.92)

The smaller of the 3 bedrooms, it has been decorated throughout, you have a window to the rear onlooking the garden area, this room has potential to be used as anything

Bedroom 3

11'6" x 6'7" (3.52 x 2.01)

This medium sized room is decorated throughout, ideal for a kids room, dress room for all you women out there, or a man cave, the choice is yours, you have a window to the rear which also onlooks the garden.

Family Shower Room

9'7" x 4'7" (2.93 x 1.42)

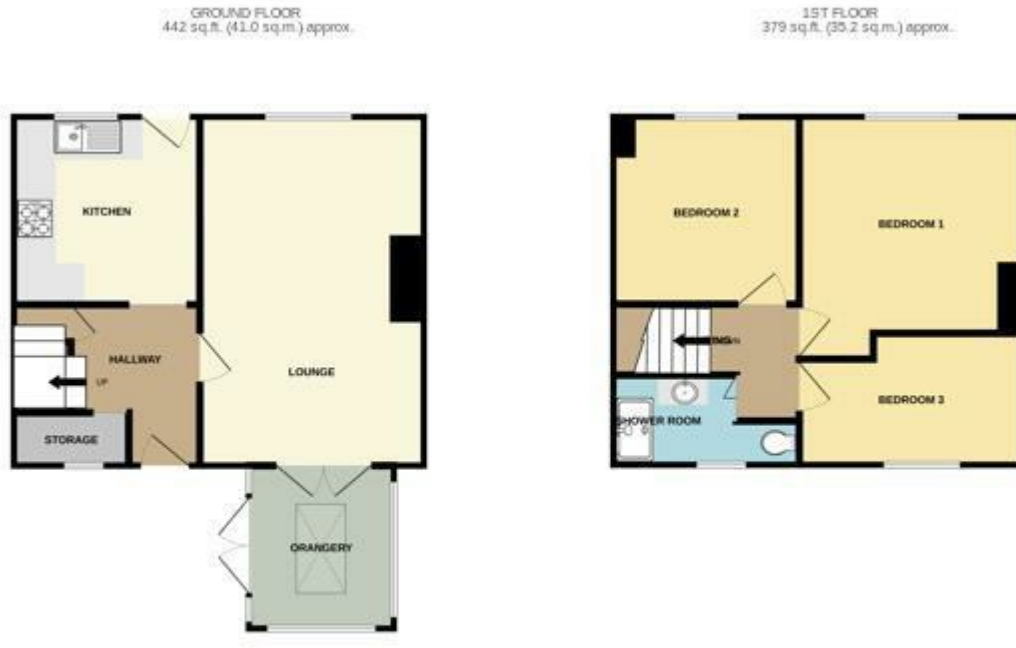
This property has a shower room instead of your conventional bathroom, you have a walk in shower with a sliding screen door marble surround, low flush WC and a glazed window to the side of the room

Rear Garden

A generous sized garden, fencing all round, artificial grass in the garden making which makes it no hassle to upkeep, this is a lovely sun trap and ideal for summer time



Floor Plan



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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