



3 Bed  
House - Terraced  
located in  
Pontefract

Asking Price £180,000



**LOGIC**  
REAL ESTATE

Lea Lane  
Featherstone  
Pontefract  
WF7 5EE



Logic Real Estate Ltd are proud to present to the market Lea Lane, Featherstone, Pontefract, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an inviting 766 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a cosy reception room that serves as a perfect gathering space for family and friends. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property boasts a well-appointed bathroom, catering to the needs of modern living.

The location of this home is particularly appealing, with easy access to local amenities and transport links, making it a great base for commuting or exploring the surrounding areas. Featherstone itself is known for its friendly community and offers a range of shops, schools, and parks, enhancing the overall living experience.

This terraced house presents an excellent opportunity for those looking to settle in a vibrant neighbourhood while enjoying the comforts of a well-designed home. Whether you are a first-time buyer or seeking a rental opportunity, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.

Welcome to this charming three bedroom terraced home on Lea Lane, Featherstone. Perfectly suited for first-time buyers, growing families, or investors alike, this property offers spacious living with a well-proportioned reception room, family bathroom and three comfortable bedrooms. Conveniently located close to local schools, shops and excellent transport links, it's an ideal home for those looking to settle in a well-connected community.

#### Front Exterior

The front exterior of the property features a traditional brick façade with a white front door. The driveway provides off-street parking, bordered by a gravel area and a hedge, creating an inviting entrance to the home.

#### Hallway

4'7" x 3'6"

A practical hallway provides access to the living room and kitchen, featuring a compact layout with light walls and flooring that complement the rest of the home.

#### Living Room

11'7" x 15'11"

This welcoming living room offers a bright and airy space, featuring a generous window that lets in plenty of natural light. The neutral carpet and soft-toned walls create a calming atmosphere, complemented by a stylish ceiling light and a wall-mounted mirror above a wooden mantelpiece. The room is spacious enough to accommodate a comfortable seating area and entertainment unit, making it ideal for relaxing or socialising.

#### Kitchen

9'10" x 15'10"

The kitchen is bright and well-appointed, with a practical layout that includes ample work surface space topped with warm wooden countertops. Crisp white cabinetry provides plenty of storage, while a farmhouse-style ceramic sink sits beneath a window that fills the room with natural light. Integrated appliances, including an oven and stovetop with a stainless steel extractor hood, contribute to the clean, modern feel. A wooden dining table with seating is conveniently positioned, ideal for casual meals or breakfast.

#### Bedroom Three

8'5" x 7'7"

The master bedroom is a peaceful retreat, decorated with soft neutral tones and carpet underfoot. It features a generous double bed with a padded headboard, flanked by elegant bedside tables. A large mirrored wardrobe provides excellent storage while reflecting light to brighten the room. The window is dressed with white blinds, offering privacy while allowing natural light to filter in.

#### Bedroom One

11'10" x 7'10"

This compact bedroom offers a neat and practical space, decorated in neutral tones with carpet flooring. It contains a single bed and a desk area with a vanity mirror and lights, creating a functional corner perfect for study or getting ready. The clean lines and simplicity of the room make it versatile for a variety of needs.

#### Bedroom Two

9'10" x 12'7"

A charming and cosy bedroom, painted in a soft pink shade that adds warmth and character. The room includes a window with blinds and a white wardrobe. The carpeted floor and natural light create a comfortable and inviting feel.

#### Bathroom

5'6" x 6'3"

This stylish bathroom features a modern suite with a basin set into a white vanity unit, complemented by a sleek black mixer tap. The bathtub, fitted with a glass shower screen and overhead shower, sits alongside walls clad in elegant beige tiles with a natural stone effect. A black towel radiator adds a contemporary touch, and a small frosted window allows for ventilation while maintaining privacy.

#### Rear Garden

Outside, the rear garden offers a practical and child-friendly space with a paved patio area, ideal for outdoor dining or relaxing. Beyond the patio, there is a lawn surrounded by fencing, providing a safe and private area for play or gardening. The garden is accessible through the kitchen, making it a convenient extension of the living space during warmer months.

This three-bedroom terraced property on Lea Lane presents a fantastic opportunity to step onto the property ladder or expand an investment portfolio. With its practical layout, great location, and plenty of potential to make it your own, it's not one to miss. Book your viewing today and see what this welcoming Featherstone home has to offer.





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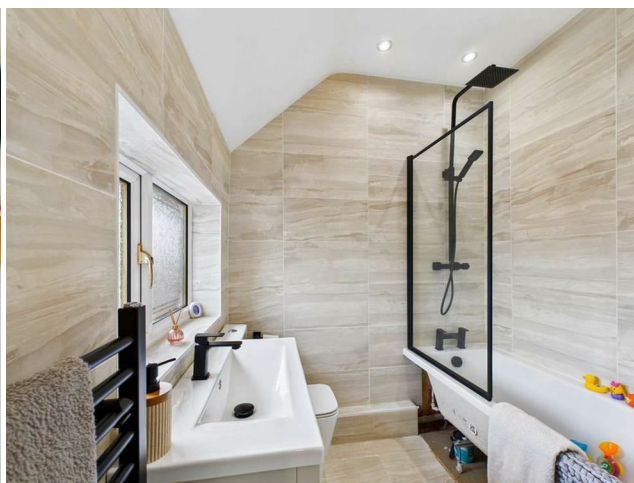
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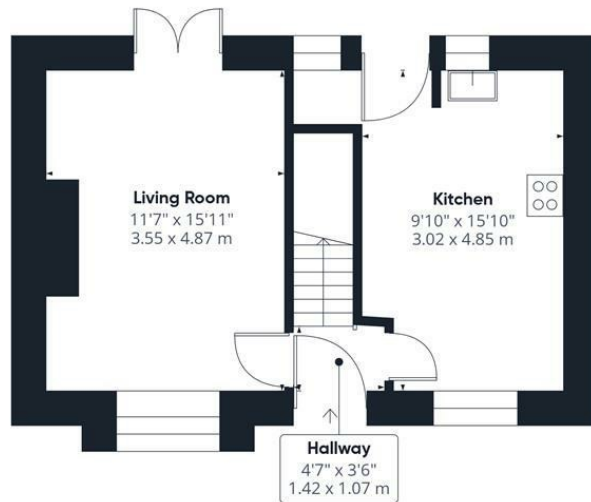
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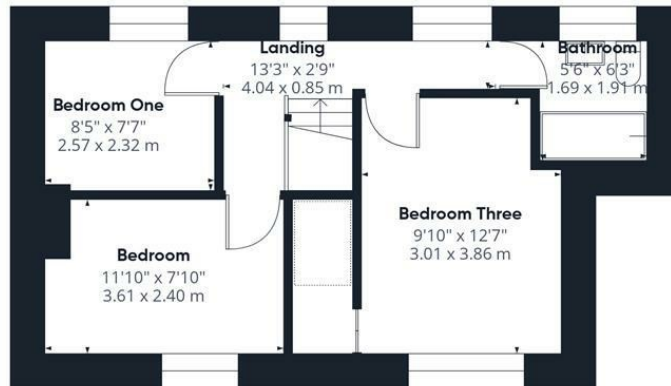
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Floor 0



Floor 1

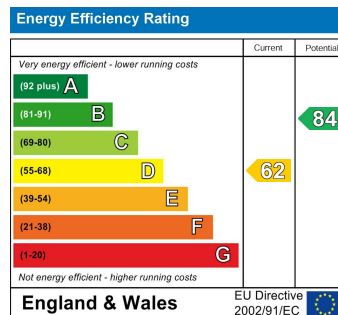
Approximate total area<sup>(1)</sup>

766 ft<sup>2</sup>  
71.3 m<sup>2</sup>

(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



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