



3 Bed
House - Semi-
Detached
located in
Pontefract
£230,000



Featherstone Lane

Featherstone

Pontefract

WF7 6LS

Entrance Hall

14' x 3'3"

A composite front entrance door leads into a spacious hallway with access into the lounge and kitchen. Staircase leads to the first floor. Laminate wood-effect flooring and gas central heating radiator.

Lounge

11'3" x 13'8"

Decorative fireplace with hearth and surround. Feature wall lights and decorative coving and ceiling rose. Central heated radiator. UPVC double-glazed window to the front elevation.

Dining Kitchen

13'9" x 14'2"

Fitted with a range of shaker-style wall and base units with complementary work surfaces. Composite white sink with drainer and mixer tap. Part tiled walls. The chimney breast provides an inset space suitable for a freestanding double range-style cooker. Breakfast bar. Gas central heating radiator. UPVC double-glazed window to the rear elevation. Access into the cellar and the utility room.

Utility Room

9'7" x 7'9"

Fitted base units with laminate work surfaces. Space for a slimline dishwasher and freestanding washing machine. Stainless steel sink with drainer and mixer tap. Gas central heating radiator, UPVC double-glazed window to the rear elevation and UPVC double-glazed external door leading to the rear.

Cellar

11'1" x 6'4"

Useful storage space housing the wall-mounted boiler. Central heated radiator.

First Floor

Landing

16'1" x 5'10"

Provides access to three bedrooms and the family bathroom. Loft access. Central heated radiator. Carpeted throughout.

Bathroom

10'12" x 7'11"

UPVC double-glazed window to the side elevation. Fitted with a freestanding shower cubicle with wall-mounted electric shower, panelled bath with chrome mixer tap, wash basin with chrome mixer tap and vanity unit beneath, and a low-level flush WC. Part tiled walls, tiled flooring, and gas central heating radiator.

Bedroom One

13'11" x 11'5"

Fitted with a range of wardrobes and built-in vanity furniture. Double-glazed window to the rear elevation. Gas central heating radiator.





Bedroom Two

11'4" x 10'10"

UPVC double-glazed window to the front elevation. Gas central heating radiator.

Bedroom Three

8' x 6'4"

UPVC double-glazed window to the front elevation. Gas central heating radiator.

Exterior

Front Garden

Enclosed front garden with a side pathway leading to the rear.

Rear Garden

An enclosed rear garden featuring patio and decking areas, outdoor electric sockets, a brick-built garage, and rear access gate.

Garage

Freestanding single garage with up-and-over door.



Cellar
 11'0" x 6'3"
 3.38 x 1.92 m



Approximate total area^m
 102 ft²
 9.5 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.

GIRAFFE360



Floor -1

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>			
		56	81
England & Wales		EU Directive 2002/91/EC	

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