

4 Bed

House - Detached

located in

Pontefract

£325,000







LOGIC

REAL ESTATE

Henley Drive
Featherstone
Pontefract
WF7 5NY

4

2

3

C

Lead In
This perfectly positioned four-bedroom detached home offers an exceptional opportunity for a wide range of buyers. Tucked away within a sought-after cul-de-sac, the property enjoys a private setting while remaining conveniently close to local amenities.

Beautifully presented throughout and ready to move straight into, the home boasts a number of standout features, including stunning rear-facing views, a landscaped garden, and a superb extended sunroom to the ground floor—ideal for both relaxing and entertaining.

The property offers spacious and versatile living accommodation, complemented by an integral garage, a generous driveway providing ample off-street parking, and well-maintained gardens to both the front and rear.

Situated in the popular area of Featherstone, the home benefits from excellent access to motorway networks, nearby train stations, bus links, and highly regarded local schools.

This is a fantastic opportunity to acquire a modern family home in a highly sought-after location, and early viewing is highly recommended.

Entrance Hall
6'1" x 3'5"
Access to the living room and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room
16'10" x 14'5"
Feature fire place with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front aspect.

Dining Room
8'8" x 8'7"
Access to the kitchen. UPVC double glazed French door leading to the rear garden. Wood effect flooring. Central heated radiator.

Kitchen
8'8" x 14'10"
Range of high and low level kitchen units with integrated appliances including fridge/ freezer, oven with hob and extractor hood over. Option to reconnect plumbing for washing machine. Sink with drainer and chrome tap. Access to the sunroom, WC and dining room. UPVC access door leading to the sunroom. Central heated radiator. UPVC double glazed window to the sunroom.

WC
2'11" x 4'11"
WC with low level flush. Wash hand basin with chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side elevation.

Sunroom
7'12" x 12'12"
UPVC double glazed access door leading to the rear garden. Wood effect flooring. Central heated radiator.

Landing
4'3" x 12'9"
Access to all four bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
12'10" x 11'1"
Access to en suite. Built in wardrobe and storage cupboards. Carpeted throughout. Central heated radiator UPVC double glazed window to the front aspect.







En Suite
6' x 5'3"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Chrome central heated towel rail. UPVC double glazed frosted window to the side elevation.

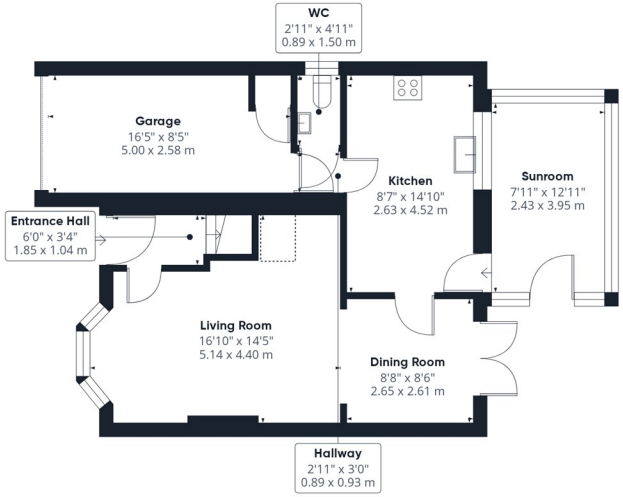
Bedroom Two
10' x 8'2"
Built in wardrobe and storage cupboards. Carpeted throughout. Central heated radiator UPVC double glazed window to the front aspect.

Bedroom Three
8'2" x 8'5"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

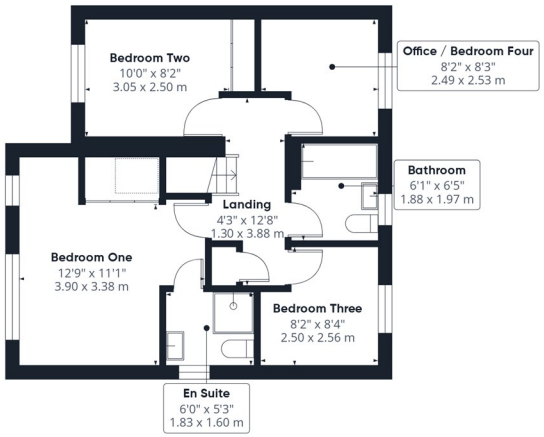
Office / Bedroom Four
8'2" x 8'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bathroom
6'2" x 8'4"
White suite comprising of panel bath with chrome taps, shower screen and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Chrome central heated towel rail. UPVC double glazed frosted window to the rear.

External
The property is attractively positioned within a quiet residential setting and boasts a well-presented frontage. A generous driveway provides ample off-street parking and leads to an integral garage, offering additional storage or secure parking. A neatly maintained lawned area sits alongside the driveway, with established borders adding a touch of greenery. The entrance is sheltered via a small porch, creating a welcoming approach to the property.
To the rear, the property enjoys a beautifully maintained and enclosed garden, ideal for both relaxing and entertaining. A paved patio area provides the perfect space for outdoor dining, with ample room for seating and garden furniture. The garden is predominantly laid to lawn with clearly defined borders, offering a clean and low-maintenance finish. Fencing to the boundaries ensures privacy, while the open aspect beyond adds to the sense of space.



Floor 0





Floor 1

Approximate total area(1)

1190 ft²

110.6 m²

Reduced headroom

7 ft²

0.6 m²

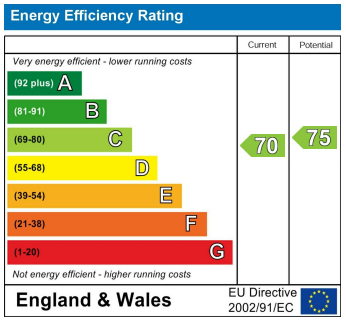
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC REAL ESTATE