

Purston Park Court, Featherstone

£190,000


MARTIN & CO

Purston Park Court, Featherstone

Semi-Detached House - 3 Bedrooms, 3 Reception Rooms, 1 Bathroom, Garage

£190,000

- EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME WITH DETACHED GARAGE/ENTERTAINMENT ROOM
- RECENTLY RE-DECORATED THROUGHOUT AND A NEWLY INSTALLED BOILER COMPLETE WITH 7 YEAR GUARANTEE
- BENEFITS FROM UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- BRIEFLY COMPRISES OPEN PLAN LOUNGE, DINING AREA, SECOND RECEPTION ROOM AND WHITE HIGH GLOSS FITTED KITCHEN
- FIRST FLOOR LANDING, LOFT ACCESS, HOUSE BATHROOM WITH SHOWER. TWO DOUBLE & ONE SINGLE BEDROOMS
- OPEN PLAN FRONT GARDEN, LAID TO LAWN, SHARED DRIVEWAY LEADS TO DETACHED GARAGE/ENTERTAINMENT ROOM
- FRENCH DOORS LEADING TO LOW MAINTENANCE ENCLOSED REAR GARDEN WITH ASTRO TURF LAWN
- LOCALLY WELL REGARDED CUL DE SAC LOCATION OVERLOOKING ENTRANCE TO PURSTON PARK
- CONVENIENTLY PLACED FOR SCHOOLS, SHOPS AND SUPERMARKETS. CENTRAL FOR MAJOR NORTHERN CITIES
- EPC RATING C, COUNCIL TAX BAND B, FREEHOLD

Situated in the locally well regarded cul-de-sac of Purston Park Court, Featherstone, this delightful extended semi-detached family home has recently been decorated throughout. With two spacious double bedrooms and a single bedroom, this property is perfect for families looking to upsize or first time buyers.

The internal accommodation is enhanced by a new boiler complete with 7 year guarantee and UPVC double glazing. In brief, the internal accommodation includes open plan lounge, dining area, second reception room and modern fitted kitchen. The first floor features a landing with loft access, leading to a well-appointed house bathroom and three bedrooms. The open-plan front garden is laid to lawn and a shared driveway leads to a detached garage.

The low-maintenance enclosed rear garden, features an AstroTurf lawn and french doors leading to the detached garage which could be used as an entertainment room.

This property is conveniently located near schools, shops, and supermarkets. Additionally, its central position allows for easy access to major northern cities.

In summary, this affordable and extended family home in Featherstone presents a fantastic opportunity for those looking to settle in a well-regarded area. With its ample living space, versatile garage, and proximity to local amenities, it is a property not to be missed.



Open Plan Lounge

UPVC double glazed front entrance door. Having coving to ceiling, UPVC double glazed bow window to the front aspect, gas central heating radiator, spindle staircase leading to the first floor and archway opens to the dining area.

Dining Area

Having coving to ceiling, gas central heating radiator, and steps down to the sun lounge.

Second Reception Room

Having coving to ceiling, UPVC double glazed window and external door to the side aspect, gas central heating radiator and UPVC double glazed patio doors opening to the rear outdoor space.

Kitchen

Having a range of white high gloss wall and base units with laminate work tops over incorporating a single bowl sink with chrome mixer tap over and tiled splashbacks. There is an integrated electric oven, hob and extractor fan over plus space and plumbing for an automatic washing machine. Having coving to ceiling, and UPVC double glazed window to the side aspect.

First Floor Landing

Having coving to ceiling, UPVC double glazed window to the side aspect, gas central heating radiator, large storage cupboard housing the recently fitted central heating boiler and loft access.



Bedroom One
 Having coving to ceiling, built in wardrobe, UPVC double glazed window to the front aspect, and gas central heating radiator.

Bedroom Two
 Having coving to ceiling, UPVC double glazed window to the rear aspect, and gas central heating radiator.

Bedroom Three
 Having coving to ceiling, UPVC double glazed window to the front aspect, and gas central heating radiator, There is a large storage cupboard over the bulk head.

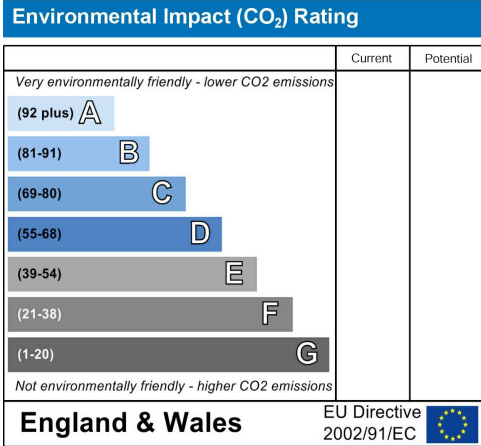
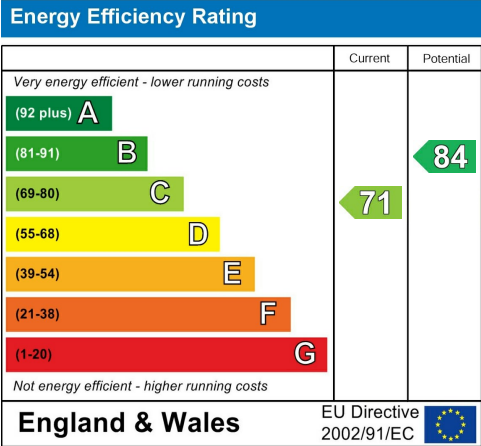
House bathroom
 Having a UPVC double glazed frosted window to the rear aspect, and a three piece suite including a 'P' shaped bath with double head shower and screen, new hand wash

basin complete with vanity unit and low flush WC. Having tile effect wall panels and chrome ladder style central heating radiator.

Garage/Entertainment Room
 A spacious single garage with power and light. Features added to create an entertainment room but can be used as a garage if desired. Double timber doors opening to the rear garden.

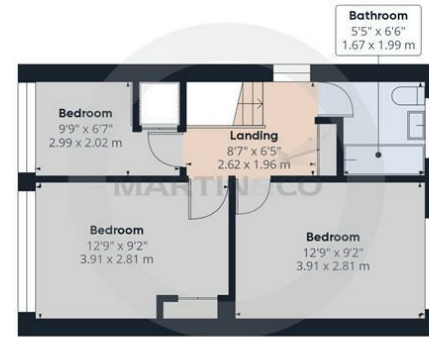
Outside
 To the front of the property there is an open plan garden laid to lawn with a shared driveway at the side of the property leading to the detached garage/entertainment room. The rear enclosed garden is low maintenance having an astro turf lawn, a bark chipped deep border with a range of attractive trees and shrubs. Double timber doors open to the garage/entertainment room which provides a great space for entertaining family and friends.

SALES BUYER CHECKS
 Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area^m

1092.54 ft²
101.5 m²

Reduced headroom

12.32 ft²
1.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Martin & Co Pontefract Sales
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

