



4 Bed  
House - Detached  
located in  
Pontefract

£325,000



Henley Drive  
Featherstone  
Pontefract  
WF7 5NY

**\*\*NEW\*\*MODERNISED LANDSCAPED REAR GARDEN\*\*OPEN VIEWS TO THE REAR\*\*CUL DE SAC LOCATION\*\***

#### 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.





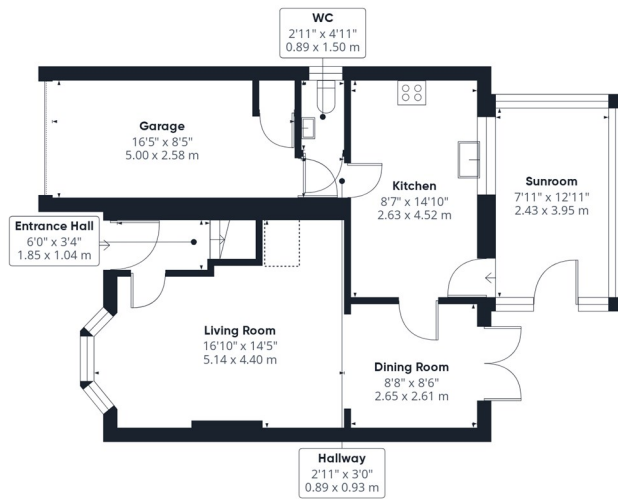
#### External

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.

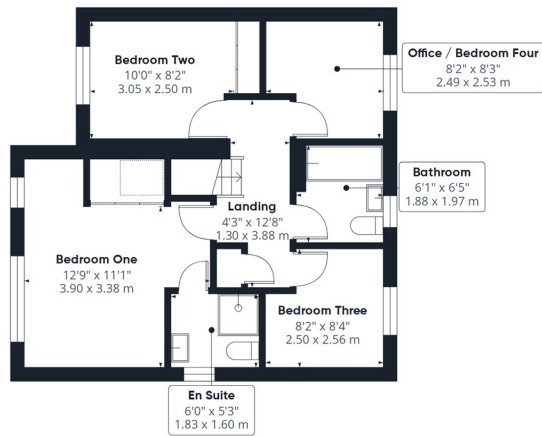
To the rear, the property enjoys a beautifully maintained and enclosed garden, ideal for both relaxing and entertaining. A paved patio area provides the perfect space for outdoor dining, with ample room for seating and garden furniture. The garden is predominantly laid to lawn with clearly defined borders, offering a clean and low-maintenance finish. Fencing to the boundaries ensures privacy, while the open aspect beyond adds to the sense of space.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.





Floor 0



Floor 1



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

1190 ft<sup>2</sup>  
110.6 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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