



3 Bed  
House - Terraced  
located in  
Pontefract

Guide Price £180,000



enfields

Featherstone Lane

Featherstone

Pontefract

WF7 6LH



3



2



2



D

**\*\*GUIDE PRICE £180,000 TO £190,000\*\*SPACIOUS ACCOMMODATION OVER THREE FLOORS\*\*EN-SUITE TO MAIN BEDROOM\*\*SUPERIOR QUALITY KITCHEN WITH GRANITE WORK TOPS\*\*BOOK YOUR VIEWING TODAY TO AVOID MISSING OUT\*\***

This wonderful terraced house on Featherstone Lane offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-appointed layout includes three inviting bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office. Located in a friendly community, residents will appreciate the close proximity to local amenities, schools, and parks, making it a wonderful place to call home. Whether you are a first-time buyer or looking to invest, this property presents an excellent opportunity to enjoy comfortable living in a desirable location.

To the ground floor there is the living room, dining room, kitchen and utility room. To the first floor there are two double bedrooms and the en suite. To the second floor there is the third double bedroom and house bathroom.

Externally, a low brick boundary wall with decorative metal railings and a matching gated entrance encloses the front buffer garden, creating both privacy and kerb appeal. To the rear, the property benefits from a generous, low-maintenance paved yard, ideal for outdoor seating or entertaining or can either be used for parking. The space is fully enclosed by brick walls and secure metal gates, offering excellent privacy and security. A substantial timber outbuilding provides useful storage or workshop potential, and the gated rear access adds further practicality.

Do not miss the chance to view this lovely home, where you can create lasting memories in a vibrant community.

Hallway  
15'2" x 2'10"

Access to the living room and the dining room. Wood effect flooring. Central heated radiator.

Living Room  
12'1" x 10'9"

Feature fire surround with hearth and gas fire. Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the front.

Dining Room  
14'0" x 13'10"

Gas fire with hearth and surround. Access to storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Kitchen  
8'11" x 6'9"

Range of high and low level kitchen units in shaker style and complimentary worktops. Four ring hob. Undermounted sink with drainer and chrome mixer tap. Integrated oven. Access to the rear via a side UPVC door. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Utility Room  
3'9" x 6'10"

Option to reconnect plumbing for washing machine. Wood effect flooring. UPVC double glazed frosted window to the side elevation.

Landing  
5'3" x 3'0"

Access to both double bedrooms. Carpeted throughout. Central heated radiator.

Bedroom One  
11'5" x 13'10"

Access to storage cupboard and en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

En Suite  
8'10" x 6'9"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Panel bath with chrome taps and mains feed shower above with half shower screen. Extractor fan. Full height wall tiles. Tiled flooring. Central heated radiator. UPVC double glazed frosted window to the side elevation.

Bedroom Two  
12'1" x 14'0"

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Landing  
2'2" x 2'8"

Access to third double bedroom and the house bathroom. Carpeted throughout.

Bedroom Three  
10'4" x 13'9"

Carpeted throughout. Central heated radiator. UPVC skylight to the front aspect.

Bathroom  
6'3" x 12'8"

White suite comprising of panel bath with chrome mixer tap and mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Full height wall tiling. Wood effect flooring. Central heated radiator. UPVC skylights to the rear aspect.

Rear Garden

The rear garden features a paved patio area, providing a low-maintenance outdoor space ideal for relaxing or entertaining. It is enclosed by brick walls and a gate, offering privacy and security, while the generous size allows for flexible use of the space.

Front Exterior

To the front, the property is set behind a low brick wall with a metal gate and railings. There is a small garden area which provides a welcoming entrance to the house and contributes to its traditional street appeal.



**Hallway**

15'2" x 2'10"

Access to the living room and the dining room. Wood effect flooring. Central heated radiator.

**Living Room**

12'1" x 10'9"

Feature fire surround with hearth and gas fire. Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the front.

**Dining Room**

14'0" x 13'10"

Gas fire with hearth and surround. Access to storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

**Kitchen**

8'11" x 6'9"

Range of high and low level kitchen units in shaker style and complimentary worktops. Four ring hob. Undermounted sink with drainer and chrome mixer tap. Integrated oven. Access to the rear via a side UPVC door. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

**Utility Room**

3'9" x 6'10"

Option to reconnect plumbing for washing machine. Wood effect flooring. UPVC double glazed frosted window to the side elevation.

**Landing**

5'3" x 3'0"

Access to both double bedrooms. Carpeted throughout. Central heated radiator.

**Bedroom One**

11'5" x 13'10"

Access to storage cupboard and en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

**En Suite**

8'10" x 6'9"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Panel bath with chrome taps and mains feed shower above with half shower screen. Extractor fan. Full height wall tiles. Tiled flooring. Central heated radiator. UPVC double glazed frosted window to the side elevation.

**Bedroom Two**

12'1" x 14'0"

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

**Landing**

2'2" x 2'8"

Access to third double bedroom and the house bathroom. Carpeted throughout.

**Bedroom Three**

10'4" x 13'9"

Carpeted throughout. Central heated radiator. UPVC skylight to the front aspect.

**Bathroom**

6'3" x 12'8"

White suite comprising of panel bath with chrome mixer tap and mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Full height wall tiling. Wood effect flooring. Central heated radiator. UPVC skylights to the rear aspect.

**Rear Garden**

The rear garden features a paved patio area, providing a low-maintenance outdoor space ideal for relaxing or entertaining. It is enclosed by brick walls and a gate, offering privacy and security, while the generous size allows for flexible use of the space.

**Front Exterior**

To the front, the property is set behind a low brick wall with a metal gate and railings. There is a small garden area which provides a welcoming entrance to the house and contributes to its traditional street appeal.

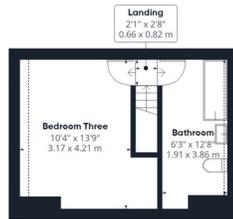




Floor 0



Floor 1



Floor 2



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

1154 ft<sup>2</sup>  
107.2 m<sup>2</sup>

Reduced headroom

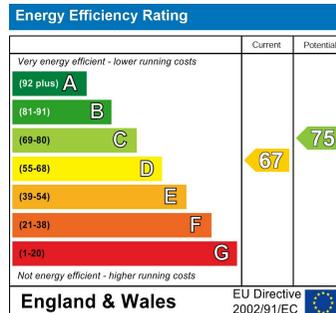
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(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



CONTACT

30 Newgate  
Pontefract  
WF8 1DB

E: sales-pontefract@enfields.co.uk  
T: 01977 233124

enfields