

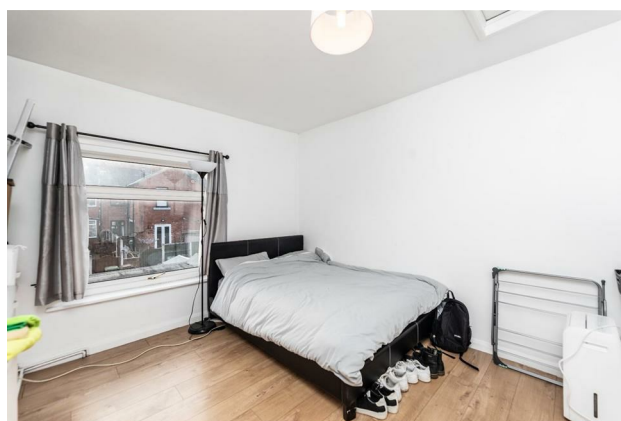
HUNTERS®

HERE TO GET *you* THERE

4 Willow Lane East Featherstone, Pontefract, WF7 6BE

Guide Price £180,000

Property Images



Property Images

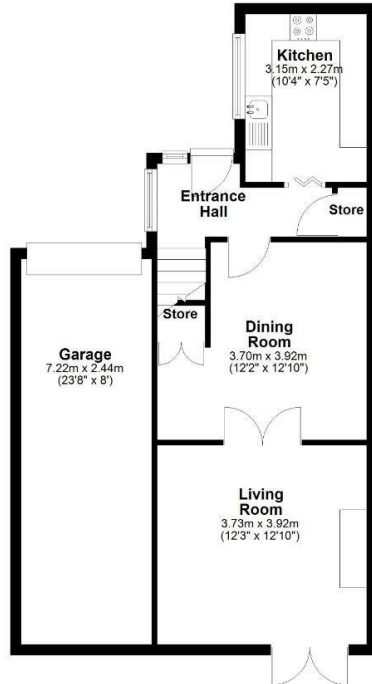


Floorplan



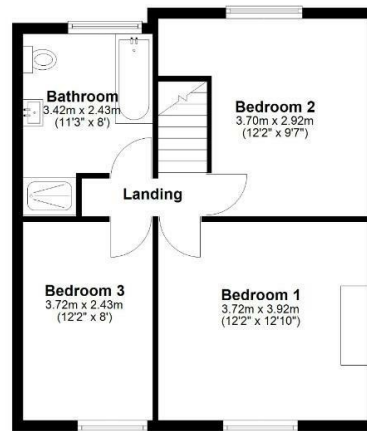
Ground Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 107.8 sq. metres (1160.3 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Reception: 2
Tenure: Freehold

THE SETTING:

Willow Lane East is tucked away on a quiet cul-de-sac, a popular location in Featherstone. Featherstone is a busy bustling town with shops, supermarkets, schools, community centres, nurseries, bars and eateries in close proximity. If you're into your sports then the popular Featherstone Rovers and Castleford Tigers Rugby Grounds are close by as well as and Pontefract Collieries football stadium. The beauty of this property is that its located close to amenities but its also just a short drive to neighbouring countryside. There are public transport links on the doorstep, the train station provides regular routes to Leeds, Wakefield and York. Pontefract, Wakefield and Castleford town centres are easily accessible and there are M62 motorway links close by.

THE PROPERTY:

Upon entering the property you are greeted with a hallway space, leading into the living and dining room space. Benefitting from neutral decoration and flooring throughout, this space benefits from a patio doors, allowing easy access into the garden, whilst also allowing ample lighting throughout. Adding to the cosy atmosphere of the property is the coal fireplace. Leading through the doorway is the dining space, comfortably hosting a four seater dining table and additional sofas, this space is proportioned perfectly for family and friends hosting. Leading through is the kitchen space, a gallery kitchen fitted with a range of wall and base units, with complimentary worktops with ample space for kitchen appliances, with complimentary tiling throughout. The kitchen space also features a large window, allowing views of the garden and ample lighting throughout.

The first floor of the property benefits from spacious living, comfortably hosting a double bed, with additional furniture, further featuring a window allowing ample lighting throughout. The second and third bedroom are further good sized bedrooms, which can be used as additional bedrooms or as office spaces, handy for those who may work from home. The family bathroom benefits from a w/c, hand basin, with shower cubicle completed with modern wall tiling and flooring throughout.

EXTERNAL:

To the front of the property is off street parking facilities for multiple vehicles and to the rear is an enclosed lawned space.

Features

• 3 BEDROOMS • ENCLOSED REAR GARDEN • SPACIOUS LIVING THROUGHOUT • IDEAL FAMILY HOME • DINING ROOM • GARAGE • DRIVEWAY • FREEHOLD • EPC: D • COUNCIL TAX BAND: B