



CROWN

ESTATE AGENTS

Robbins Terrace, Pontefract



£850 Per Month



3



1



1



59

Nestled in the charming area of Featherstone, this delightful terraced house is now available to let. Boasting three well-proportioned bedrooms, this property is ideal for families or professionals seeking a comfortable living space. The house features a spacious reception room, perfect for relaxation or entertaining guests. This property presents an excellent opportunity for anyone looking to settle in a vibrant community with all essential services at hand. Don't miss the chance to make this lovely house your new home in Featherstone.



- Lounge
- Kitchen
- Two First Floor Bedrooms
- Loft Conversion
- Family Bathroom
- Enclosed Garden to the Rear
- Double Glazed and Gas Central Heated Throughout
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Lounge

11'3"(max) x 12'3" (3.43(max) x 3.73 (3.42 (max) x 3.74))

A picture window to the front of the house, a fire surround and a gas central heated radiator. The room includes a coved ceiling and laminate flooring.

Kitchen

12'3" (max) x 13'4" (3.73 (max) x 4.06 (3.74 x 4.07 (max)))

Door leading to the rear with a window facing to the garden. Fitted with a range of base and wall units with work surfaces over, free standing gas cooker, a double sink drainer and mixer tap, as well as plumbing for washing machine and a radiator. Storage space includes pantry and cupboards. plumbing for washing machine.

Landing

Access to loft and radiator.

Bedroom One

With stairs for access and a roof window.

Bedroom Two

7'7" (max) x 13'4" (2.31 (max) x 4.06 (2.32 (max) x 4.07))

A window facing the rear of the house, a radiator directly under the window.

Bedroom Three

11'2" x 12'6" (3.40 x 3.81)

Bathroom

5'5" x 6'5" (1.65 x 1.96)

A modern bathroom comprising of a low flush wc, wash hand basin and a panelled bath with shower over. A frosted window faces the rear, and the room is tiled surrounding, with a heated towel rail as a fixture.

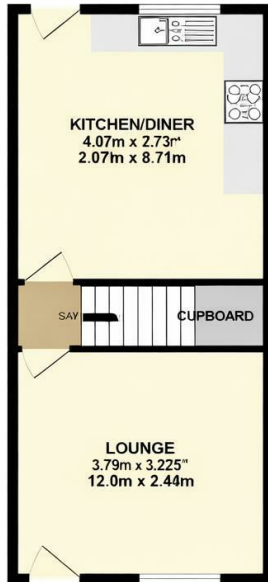
Rear Enclosed Garden

With gated access, mainly laid to lawn with patio walk way and fencing.

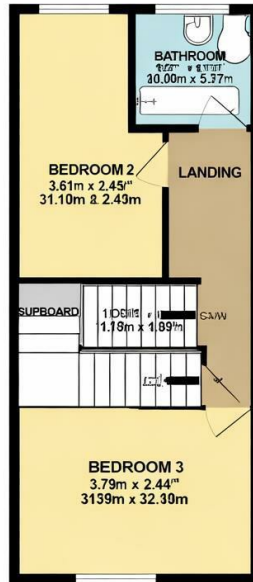


Floor Plan

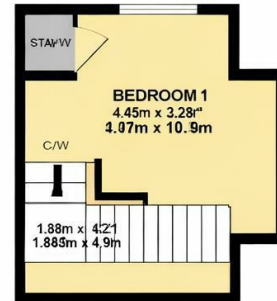
GROUND FLOOR
365 sqft (39 qm) approx.



1ST FLOOR
365 sqft (3.9 sqm) approx.

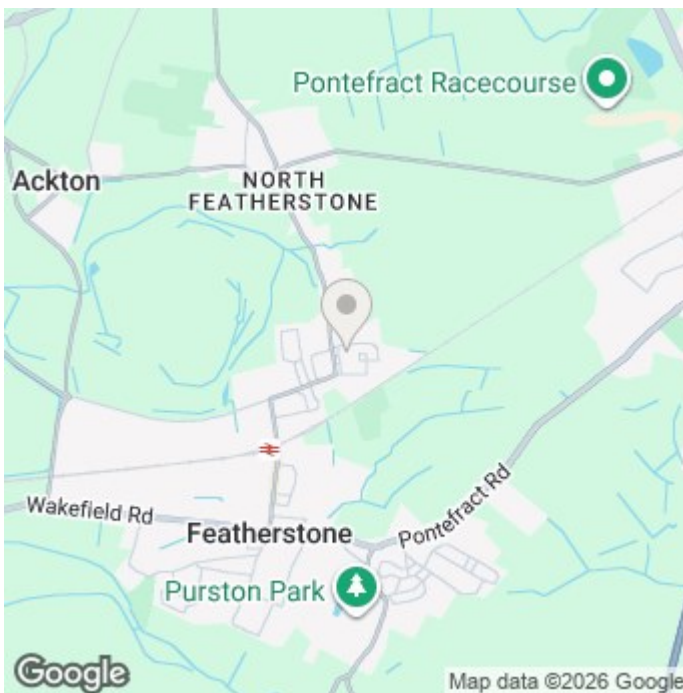


2ND FLOOR
139 sqft (3.9 sqm) approx.



TOTAL FLOOR AREA : 864 sqft (80.3 sqm) approx.

Visitors are advised to check the floor plan for any errors and to check the dimensions of the property before visiting. Crown Estate Agents Ltd. is not responsible for any errors or omissions in the floor plan. The floor plan is for information only and should not be used as a basis for any decision. Crown Estate Agents Ltd. is not responsible for any errors or omissions in the floor plan. The floor plan is for information only and should not be used as a basis for any decision.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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