



CROWN

ESTATE AGENTS

Willow Lane, Pontefract



£675 Per Month



2



1



1



70

Crown Estate Agents are pleased to present this one-bedroom mid-terrace property, conveniently situated on Willow Lane in Featherstone. The property offers well-proportioned accommodation comprising a lounge, fitted kitchen, double bedroom, separate study and house bathroom.

Externally, the property benefits from a small enclosed rear garden. Ideally located for access to local amenities and transport links, this property would make a suitable home for an individual or couple looking for practical and well-positioned accommodation.



- One Bedroom Mid Terrace
- Good Sized Lounge
- Kitchen to the Rear
- One Double Bedroom and Study to the First Floor
- House Bathroom
- Small Garden to the Rear
- EPC Grade to Follow

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

A well-proportioned reception room featuring a front-facing window, central heating radiator and access through to the kitchen.

Kitchen

A fitted kitchen comprising a range of wall and base units with work surfaces over, together with a stainless-steel sink and drainer with mixer tap. A door provides access to the rear garden.

Bedroom One

A double bedroom featuring a front-facing window and central heating radiator.

Study

A separate study positioned to the rear of the property, featuring a central heating radiator and window.

Bathroom

A bathroom fitted with a white three-piece suite comprising a low-flush WC, wash hand basin and panelled bath with shower over.





Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(55-68) D		
(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 Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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