



COLLIERS ROAD

FEATHERSTONE | PONTEFRACT | WF7 5PG

GUIDE PRICE £310,000 – £320,000

4 BEDROOMS

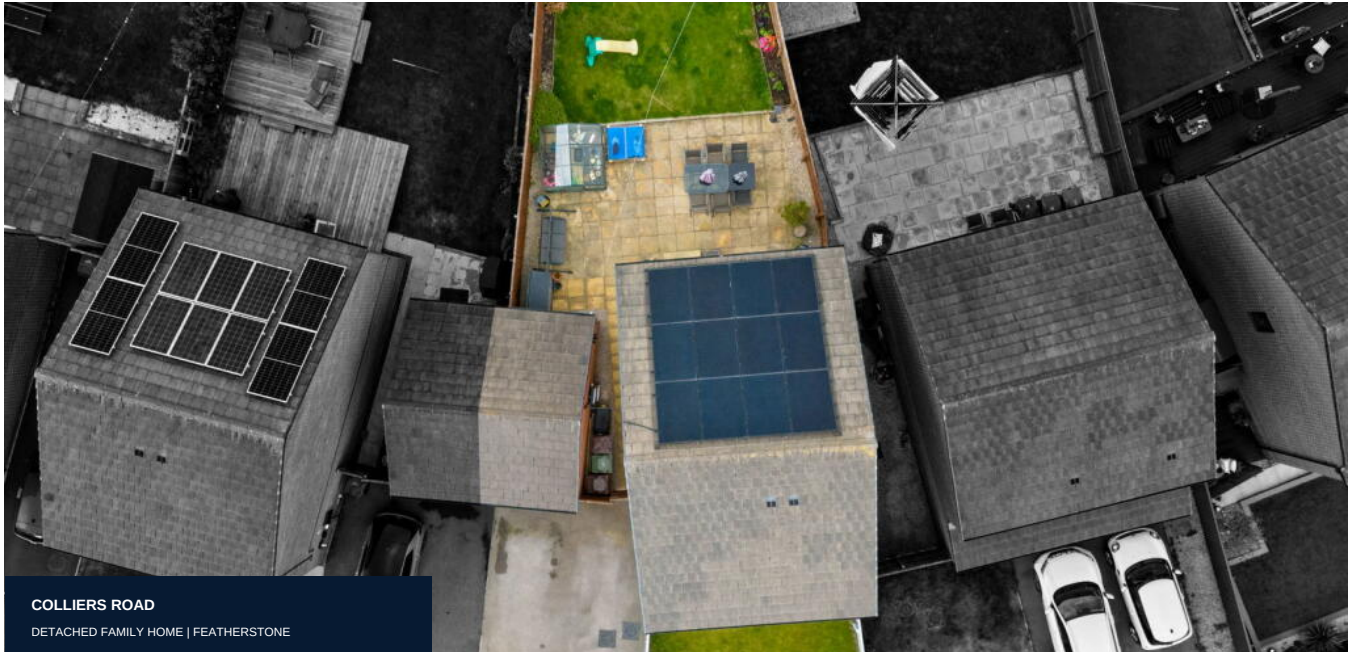
2 BATHROOMS

APPROX. 1,158 SQ. FT.

FREEHOLD

Your Local Agent, Every Step of the Way

Spacious, versatile and beautifully arranged



This well-presented four-bedroom detached home offers approximately 1,158 sq. ft. of thoughtfully arranged accommodation across two floors, together with a separate garage providing approximately 147 sq. ft. of additional space. The generous dining kitchen, separate lounge, four versatile bedrooms and private garden create a welcoming home designed for modern family life.

- Approximately 1,158 sq. ft. across two floors
- Modern dining kitchen with integrated appliances
- Separate lounge, utility room and ground-floor WC
- Private paved and lawned rear garden
- Four well-sized, versatile bedrooms
- Principal bedroom with private en-suite
- Fitted wardrobes to three bedrooms
- Driveway, off-street parking and garage

A welcoming home designed for modern everyday life

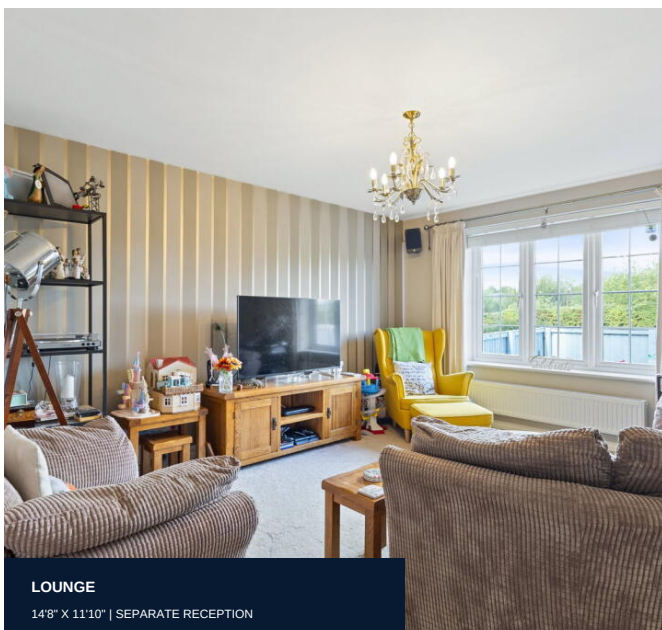
SPACIOUS | PRACTICAL | BEAUTIFULLY PRESENTED

Kitchen, dining and living spaces to enjoy



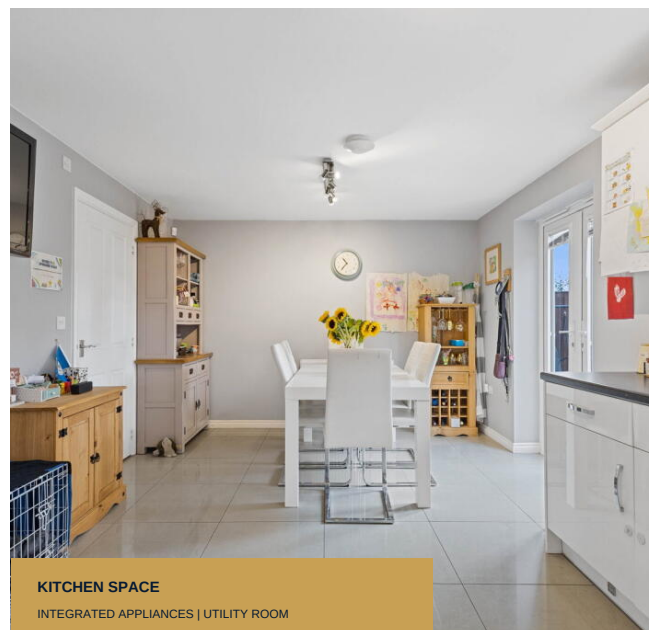
DINING KITCHEN

18'8" X 11'0" | GARDEN ACCESS



LOUNGE

14'8" X 11'10" | SEPARATE RECEPTION



KITCHEN SPACE

INTEGRATED APPLIANCES | UTILITY ROOM

Four bedrooms with versatile space



PRINCIPAL BEDROOM
11'10" X 10'8" | EN-SUITE & WARDROBES



BEDROOM TWO
11'6" X 9'3" | FITTED WARDROBES



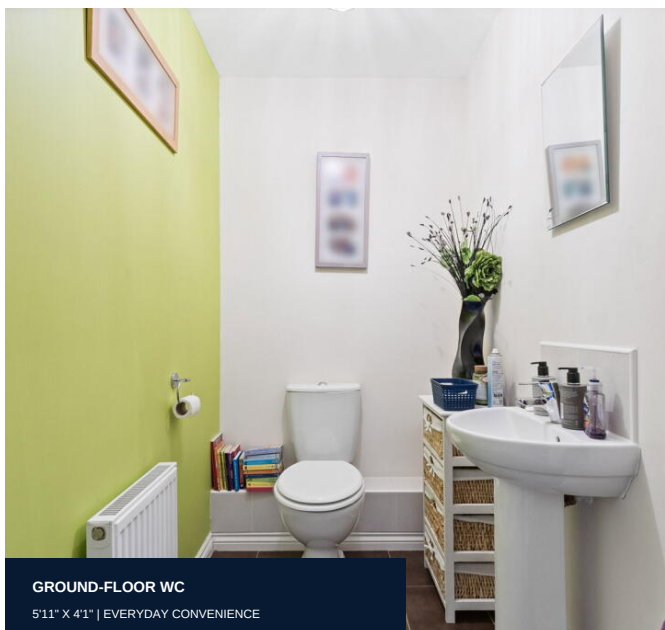
BEDROOM FOUR
7'8" X 7'3" | BEDROOM OR OFFICE

Practical details and an inviting garden



PRIVATE REAR GARDEN

PAVED ENTERTAINING AREA | LAWN



GROUND-FLOOR WC

5'11" X 4'1" | EVERYDAY CONVENIENCE



FAMILY BATHROOM

9'11" X 5'6" | BATH WITH SHOWER

Room measurements and essential information

Spacious, welcoming and ready to move into

GUIDE PRICE	£310,000 – £320,000
TENURE	Freehold
COUNCIL TAX	Band D
SIZE	Approx. 1,158 sq. ft. / 107.6 sq. m.
PARKING	Driveway, off-street parking & garage
OUTSIDE	Private paved and lawned rear garden

ROOM MEASUREMENTS

Dining Kitchen	18'8" x 11'0"	Principal Bedroom	11'10" x 10'8"
Utility Room	5'8" x 4'1"	En-Suite	6'7" x 3'11"
Ground-Floor WC	5'11" x 4'1"	Bedroom Two	11'6" x 9'3"
Lounge	14'8" x 11'10"	Bedroom Three	10'9" x 9'1"
Garage	17'3" x 8'6"	Bedroom Four	7'8" x 7'3"
		Family Bathroom	9'11" x 5'6"

IMPORTANT VIEWING NOTE

The property is offered subject to contract. Measurements and floor areas are approximate and intended as a guide only. Buyers should verify information important to their decision through their solicitor, surveyor or relevant professional. Services, systems and appliances have not been tested unless expressly stated.

Arrange your viewing with Donna Johnston

QUOTE DJ475 WHEN CALLING