



CROWN

ESTATE AGENTS

Station Lane, Featherstone



£525 PCM



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This first-floor flat centrally located in Featherstone on Station Lane is available to rent! The location of this apartment is ideal, surrounded by a variety of local shops and businesses, ensuring that all your daily necessities are just a short stroll away. Living in Featherstone offers a wonderful sense of community, with easy access to local amenities and transport links, making it a convenient choice for both professionals and those seeking a peaceful lifestyle.



- Lounge
- Fitted Kitchen
- First Floor Bedroom
- Three Piece Bathroom Suite with Shower
- Gas Central Heated
- Double Glazed Throughout
- Shared Parking to the Rear
- 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

The fabulous sized lounge features modern designs, carpeted flooring and a large window allowing for ample natural light throughout the day. This room is perfect for relaxing and has a great potential to make your own

Kitchen

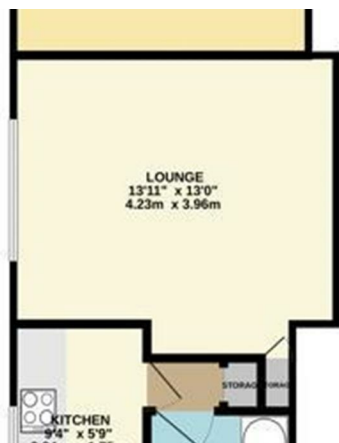
This modern kitchen boasts newly fitted worksurfaces and units, giving the space a modern, clean feel. A door to the side of the kitchen leads out to a staircase to the exterior.

Bedroom

Leading on from the lounge is access to the bedroom. This good-sized bedroom also boasts useful alcove storage. To the front of the room is a triple pane window allowing for plenty natural light throughout the day and a central heating radiator, keeping the property warm throughout the winter months.

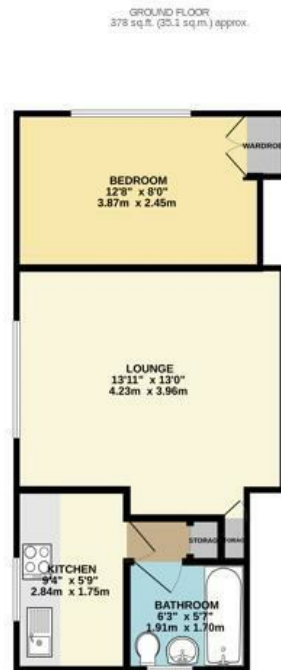
Bathroom

Fitted with a new white suite, this bathroom comes with a low flush wc, a bath/shower and a wash hand basin.





Floor Plan



TOTAL FLOOR AREA: 378 sq.ft. (35.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The contents, location and appearance of any items are not intended to be guaranteed, and no claim is made for accuracy or otherwise. Plans are for guidance only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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.

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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