Richard Kendall Estate Agent

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20 Warren Court, Featherstone, Pontefract, WF7 5FL

For Sale Freehold Asking Price £170,000

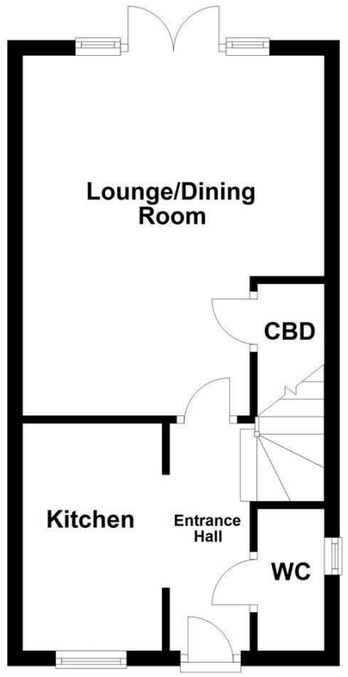
Situated on this sought after development in Featherstone is this two bedroom semi detached home benefitting from off road parking, enclosed rear garden and well proportioned bedrooms.

The property briefly comprises of the entrance hall, kitchen, lounge/dining room and downstairs w.c. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front, a tarmacadam driveway provides off road parking for two vehicles with a paved pathway leading to the front door. The rear garden is mainly laid to lawn with a paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.

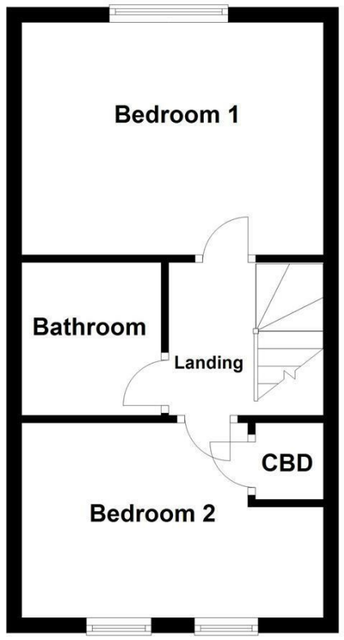
Featherstone makes an ideal place to settle for a range of buyers as it is aptly placed for local amenities such as shops and schools. Farmer Copley's is only a short drive from the property for those who enjoy family days out. For those who wish to travel further afield, Featherstone has its own train station and the M62 motorway is only a short distance away.

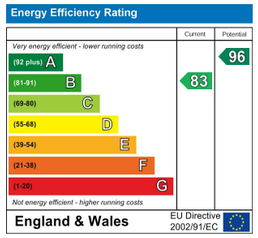
Well presented throughout, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Ground Floor



First Floor





IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
Stairs to the first floor landing, central heating radiator, an opening through to the kitchen, doors to the lounge/dining room and downstairs w.c.

KITCHEN
6'0" x 9'10" (1.84m x 3.01m)
UPVC double glazed window to the front, range of modern wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap, integrated oven with four ring gas hob, partial stainless steel splash back and stainless steel extractor hood above. Heating under the kickboards, space and plumbing for a washing machine and fridge freezer.

W.C.
5'1" x 2'11" (1.56m x 0.9m)
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c. and pedestal wash basin with mixer tap and tiled splash back.

LOUNGE/DINING ROOM
15'6" x 13'0" (max) x 9'6" (min) (4.73m x 3.98m (max) x 2.92m (min))
Set of UPVC double glazed French doors to the rear garden with windows either side and access to understairs storage.

FIRST FLOOR LANDING
Loft access, central heating radiator and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
10'1" x 13'0" (3.08m x 3.98m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM TWO
8'4" x 13'0" (max) x 9'7" (min) (2.55m x 3.98m (max) x 2.93m (min))
UPVC double glazed windows to the front, central heating radiator and access to overstairs storage cupboard.

BATHROOM/W.C.
6'0" x 6'7" (1.84m x 2.03m)
Chrome ladder style radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap and shower head attachment with glass shower screen.

OUTSIDE
To the front of the property there is a tarmacadam driveway providing off road parking for two vehicles and a paved and pebbled area leading to the front door. The rear garden is mainly laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.