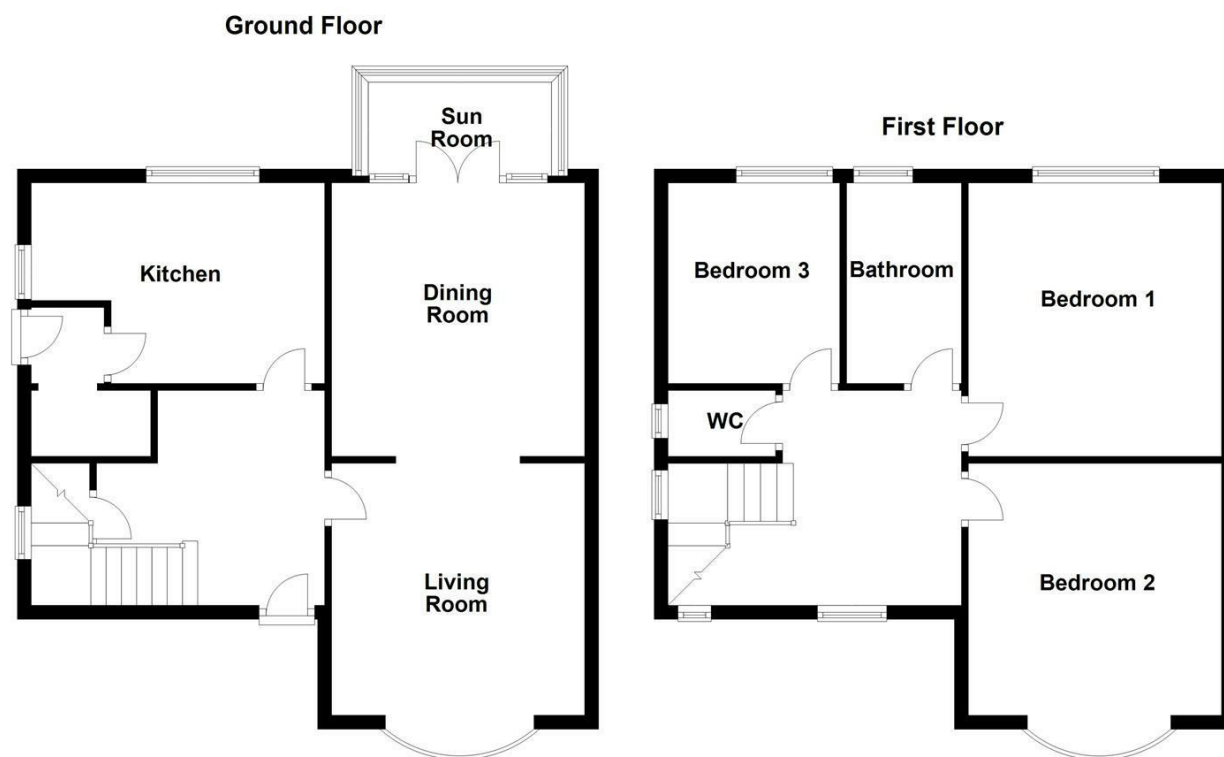




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

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01924 260 022

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PONTEFRACT & CASTLEFORD
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339 Pontefract Road, Featherstone, Pontefract, WF7 5AD

For Sale Freehold Offers Over £300,000

A deceptively well proportioned three bedroomed detached family home offering scope for a programme of modernisation and updating, situated in this well regarded area with lovely long distance views to the rear and offered for sale with no chain and vacant possession.

With a gas fired central heating system and predominantly sealed unit double glazed windows, this well proportioned home is approached via a welcoming central reception hall that leads through into a good sized living room that has a bay window to the front. To the rear there is a separate dining room which leads on through into a small sun room. Alongside there is a good sized kitchen that leads through into a side entrance porch with a pantry store off. To the first floor there are three well proportioned bedrooms served by a family bathroom and a separate w.c. Outside, there are good sized gardens to both the front and rear, as well as ample driveway parking leading up to a single garage.

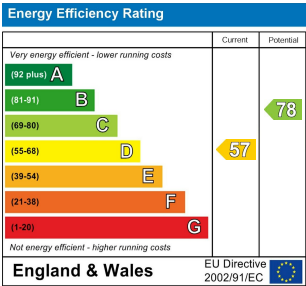
The property is situated on the fringe of this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. Featherstone has its own railway station as well as ready access to the broader range of amenities in the neighbouring town of Pontefract.

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

RECEPTION HALL

14'1" x 10'2" [max] [4.3m x 3.1m [max]]

UPVC front entrance door, stairs to the first floor, double central heating radiator, wood strip flooring and a sizable understairs store.

LIVING ROOM

12'1" x 11'9" [3.7m x 3.6m]

Curved bay window to the front, central heating radiator and a feature fireplace housing a coal effect gas fire. Double sliding door lead through to a separate dining room.



DINING ROOM

13'1" x 12'1" [4.0m x 3.7m]

Double central heating radiator, wood strip flooring and double doors out to a small sun room.



SUN ROOM

7'10" x 4'3" [2.4m x 1.3m]

Windows taking full advantage of the views over the back garden and countryside beyond.

KITCHEN

13'9" x 9'6" [max] [4.2m x 2.9m [max]]

Window to the rear and an additional window to the side. Fitted with a good range of white fronted units with laminate worktops and tiled splash backs. Stainless steel sink unit, slot in point for an electric cooker with filter hood over, space and plumbing for a washing machine and wall mounted gas fire.

SIDE ENTRANCE PORCH

3'3" x 2'11" [1.0m x 0.9m]

UPVC external door to the side.

PANTRY

5'6" x 2'11" [1.7m x 0.9m]

Accessed from the side porch and providing valuable additional storage space.

FIRST FLOOR LANDING

Spacious landing with three windows and loft access point.

BEDROOM ONE

12'9" x 12'1" [3.9m x 3.7m]

Windows to the rear taking full advantage of the views over the garden and field beyond. Built in wardrobe with cupboards over and matching further cupboard that houses the gas fired central heating boiler.



BEDROOM TWO

12'1" x 11'9" [3.7m x 3.6m]

Curved bay window to the front and a central heating radiator.



BEDROOM THREE

9'6" x 8'2" [2.9m x 2.5m]

Window enjoying the views to the rear and a central heating radiator.

BATHROOM

9'6" x 5'2" [2.9m x 1.6m]

Frosted window to the rear, tiled walls and fitted with a two piece coloured suite comprising panelled bath with shower over and pedestal wash basin. Central heating radiator.



W.C.

5'2" x 2'11" [1.6m x 0.9m]

Frosted window to the side, part tiled walls and low suite w.c.

OUTSIDE

To the front the property has a well proportioned lawned garden with established beds and borders, as well as a gated driveway. The driveway passes the side of the house and provides ample off street parking as well as a leading up to a detached single garage. To the rear of the house there is a paved patio sitting area, beyond which is a further well proportioned lawned garden with specimen ornamental trees and a brick wall onto the field to the rear.



COUNCIL TAX BAND

The council tax band for this property is D.

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.