WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

3 Willow Garth, Featherstone, Pontefract, WF7 6BH

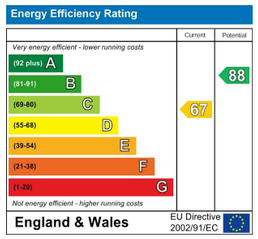
For Sale Freehold Offers Over £175,000

Situated in the sought after North Featherstone is this three bedroom mid terrace property boasting well presented accommodation throughout, modern fitted kitchen and bathroom and ample off road parking.

The property briefly comprises of the dining room, modern fitted kitchen with understairs storage cupboard, living room and hallway with steps leading to the first floor landing which provides access to three bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking for several vehicles. The rear garden is laid to lawn incorporating a concrete pathway with garden shed, fully enclosed by timber fencing with a timber gate to the rear.

North Featherstone is ideally located for all local amenities including shops and schools as it is in between Featherstone and Pontefract. For those who wish to travel further afield, Featherstone benefits from its own railway station and the M62 motorway is only a short drive away.

Simply a fantastic home, this property truly deserves a full internal inspection to reveal the accommodation on offer and an early viewing comes highly advised to avoid disappointment.



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

DINING ROOM
17'10" x 11'7" (max) x 3'0" (min) (5.44m x 3.55m (max) x 0.93m (min))
Composite door leading into the dining room. An opening through to the kitchen, door to the living room, access to understairs storage cupboard, central heating radiator, space for an American style fridge/freezer and UPVC double glazed window to the front.

KITCHEN
9'5" x 6'8" (2.89m x 2.05m)
Range of modern wall and base units with wooden work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back, four ring induction hob with partial pyrex splash back and extractor hood above. Integrated oven, space and plumbing for a washing machine, integrated dishwasher, UPVC double glazed windows to the front and side and spotlights to the ceiling.

LIVING ROOM
14'1" x 11'11" (max) x 3'2" (min) (4.31m x 3.64m (max) x 0.99m (min))
UPVC double glazed window to the rear, door to a further hallway, coving to the ceiling, central heating radiator and fireplace with exposed brick hearth, surround and chimney breast with built in storage units either side of the chimney breast.

HALLWAY
Composite rear door and stairs to the first floor landing.

FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom. Central heating radiator.

BEDROOM ONE
12'0" x 10'4" (max) x 9'1" (min) (3.66m x 3.16m (max) x 2.78m (min))
Central heating radiator and UPVC double glazed window to the rear.

BEDROOM TWO
11'7" x 10'4" (max) x 9'1" (min) (3.55m x 3.17m (max) x 2.79m (min))
Central heating radiator and UPVC double glazed window to the front.

BEDROOM THREE
7'3" x 8'11" (max) x 6'11" (min) (2.23m x 2.74m (max) x 2.12m (min))
Loft access, central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.
7'0" x 6'6" (2.14m x 2.0m)
UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., wash basin built into storage unit with mixer tap and P-shaped bath with mixer tap and electric shower head attachment.

OUTSIDE
To the front of the property is a block paved driveway providing off road parking for several vehicles. To the rear the garden is laid to lawn with a concrete pathway towards the rear where there is a garden shed, fully enclosed by timber fencing with timber gate.

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.