



WAKEFIELD
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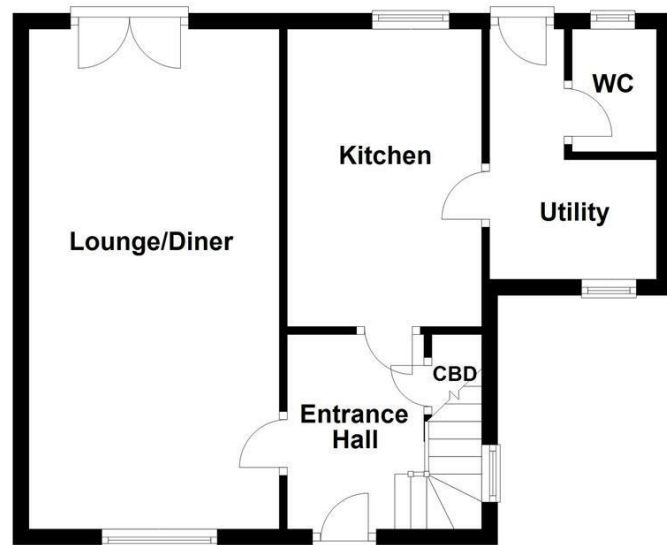
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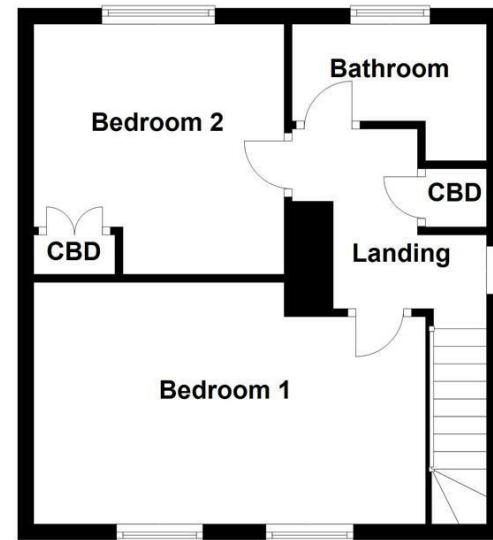
NORMANTON
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01977 798 844

Ground Floor



First Floor



78 Lea Lane, Featherstone, Pontefract, WF7 5ED

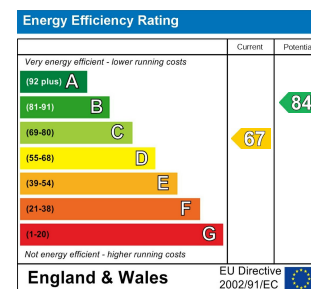
For Sale Freehold £175,000

Set on a larger than average plot is this two bedroom semi detached property benefitting from well proportioned accommodation, ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall with downstairs storage, lounge/diner, kitchen, utility and downstairs w.c. The first floor landing leads to two bedrooms, the house bathroom/w.c. and storage cupboard. Outside to the front, the garden is laid to lawn with planted features and planted beds. A block paved driveway runs down the side of the property providing off road parking for several vehicles leading to the single detached garage. The rear garden is laid to lawn incorporating paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Featherstone makes an ideal place to settle for a range of buyers and in walking distance are local amenities such as shops and schools and for commuters who look to travel further afield for work Featherstone does have its own train station and is on local bus routes to neighbouring towns and cities and is only a short drive away from the M62 motorway for those who look to go further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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.

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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.

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



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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, UPVC double glazed window to the side, understairs storage and stairs to the first floor landing. Doors to the kitchen and lounge/diner.

LOUNGE/DINER

10'4" x 20'9" [3.15m x 6.33m]

UPVC double glazed window to the front, two central heating radiators, coving to the ceiling and set of UPVC double glazed French doors leading out to the rear garden. Gas fireplace with marble hearth, tiled surround and wooden mantle.

KITCHEN

12'3" x 7'11" [max] x 6'9" [min] [3.74m x 2.42m [max] x 2.06m [min]]

UPVC double glazed window to the rear, central heating radiator, door to the utility and range of wall and base units with laminate work surface over incorporating ceramic Belfast sink with mixer tap and tiled splash back, downlighting, space and plumbing for a Range style cooker with extractor

hood above and space and plumbing for a dishwasher.

UTILITY

6'10" x 10'6" [max] x 5'0" [min] [2.09m x 3.21m [max] x 1.53m [min]]

Loft access, UPVC double glazed window to the front and door leading out to the rear garden. Door to the w.c., central heating radiator, laminate work surface with space and plumbing for a washing machine, tumble dryer and fridge/freezer.

W.C.

3'6" x 5'1" [1.07m x 1.57m]

UPVC double glazed frosted window to the rear, central heating radiator, concealed low flush w.c., extractor fan, wall mounted ceramic wash basin with mixer tap and tiled splash back.

FIRST FLOOR LANDING

Loft access with dropdown ladder to the partly boarded loft. UPVC double glazed window to the side, coving to the ceiling and doors leading to two bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

15'3" x 9'7" [max] x 8'3" [min] [4.66m x 2.93m [max] x 2.54m [min]]

Two UPVC double glazed windows to the front, coving to the ceiling and column central heating radiator.

BEDROOM TWO

10'4" x 10'9" [max] x 9'6" [min] [3.16m x 3.3m [max] x 2.92m [min]]

Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator and access to the storage cupboard.

BATHROOM/W.C.

8'0" x 5'6" [max] x 3'11" [min] [2.44m x 1.68m [max] x 1.21m [min]]

UPVC double glazed frosted window to the rear, anthracite ladder style, extractor fan, low flush w.c., pedestal wash basin and bath with mixer tap and shower head attachment.

OUTSIDE

To the front of the property there is a spacious front garden laid to lawn with planted features and planted borders. A block paved driveway runs down the side of the property providing off road parking with electric car charging port. To the rear there is a single detached garage with manual up and over door, as well as power. The rear garden is laid to lawn with raised planted beds and paved patio areas, 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.