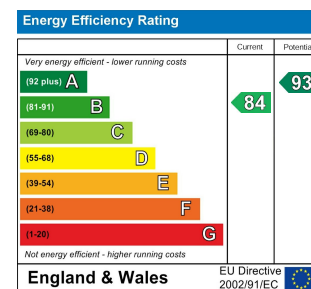
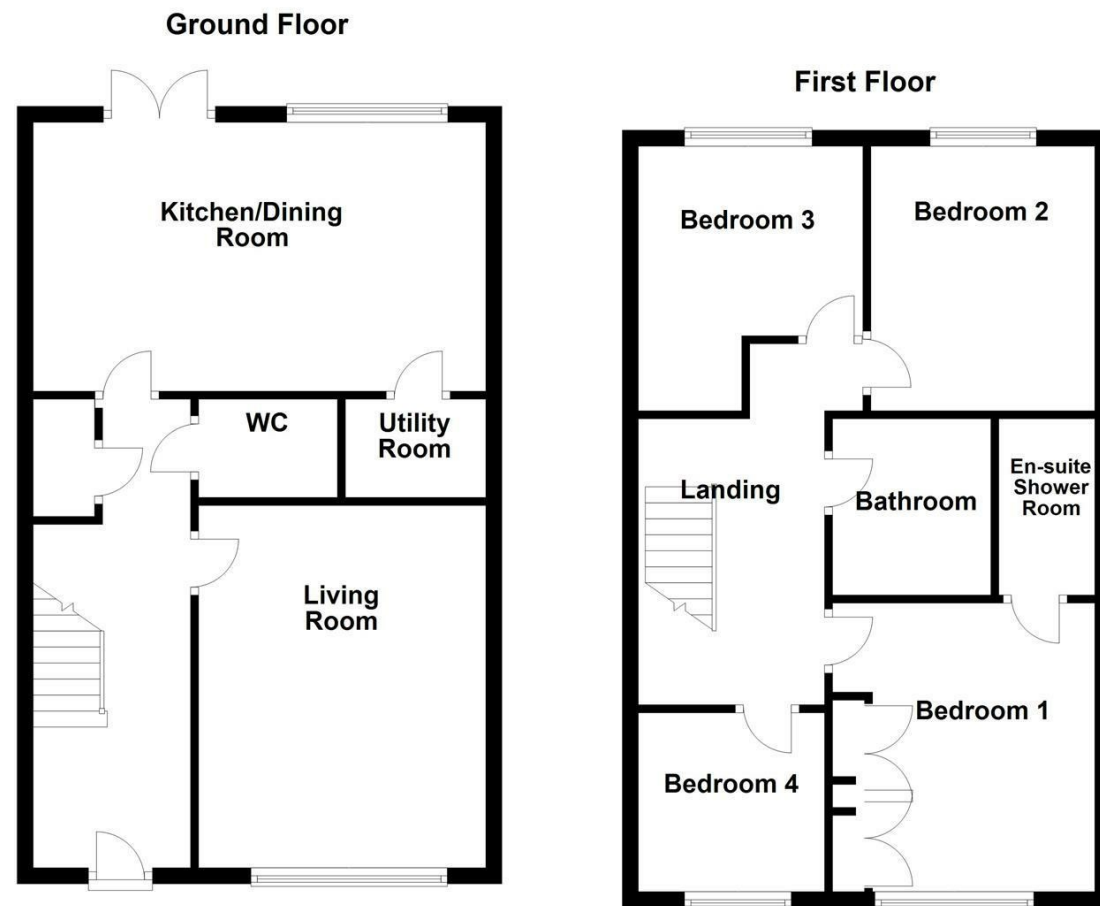


WAKEFIELD | OSSETT | HORBURY  
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
 01924 899 870 | 01977 798 844



**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.

### 3 Stanley Main Avenue, Featherstone, Pontefract, WF7 5PR For Sale Freehold £290,000

Situated on a modern development in Featherstone is this superbly presented four bedroom detached property benefitting from driveway parking, garage and rear gardens.

The property briefly comprises of entrance hall, downstairs w.c., living room, kitchen/diner with utility room. The first floor landing provides access to four bedrooms (with bedroom one benefitting from en suite shower room) and family bathroom/w.c. Outside there are low maintenance lawns to the front and rear, driveway parking and detached garage.

The property is located close to local amenities including shops and schools, with main bus routes running to and from Pontefract, Wakefield and Castleford. For those wishing to commute further afield, Featherstone train station and the M62 is only a short distance away.

Done to a high standard, this property is in superb condition and is ready to move into. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



## ACCOMMODATION

### HALLWAY

Central heating radiator, access to the living room, kitchen/diner, downstairs w.c. and understairs storage cupboard.



### LIVING ROOM

14'9" x 11'9" (4.52m x 3.59m)

UPVC double glazed window to the front elevation and central heating radiator.



### W.C.

5'8" x 4'0" (1.74m x 1.24m)

Low flush w.c., wash hand basin with mixer tap and tiled splash back. Central heating radiator and extractor fan to the ceiling.

### KITCHEN/DINER

18'8" x 11'0" (5.71m x 3.36m)

UPVC double glazed French doors and window to the rear elevation. Modern fitted kitchen with an array of wall and base units for storage with wood effect laminate work tops, stainless steel sink and drainer unit with mixer tap, integrated oven and gas hob with stainless steel splash back and cooker hood. Integrated fridge freezer, central heating radiator and space for a dining table and chairs. Door leading through to the utility.

### UTILITY

5'6" x 4'0" (1.70m x 1.24m)

Base units for storage with laminate work tops, space for a washing machine and central heating radiator.

### FIRST FLOOR LANDING

Access to four bedrooms and family bathroom. Central heating radiator and loft hatch leading to loft for storage.

### BEDROOM ONE

8'7" x 10'9" (2.62m x 3.30m)

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side. Door leading through to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

6'7" x 3'10" (2.02m x 1.19m)

Walk in shower cubicle with wall mounted electric shower, low flush w.c., wash hand basin with mixer tap, central heating radiator, extractor fan to the ceiling and partially tiled walls.

### BEDROOM TWO

8'4" x 9'3" (2.55m x 2.83m)

UPVC double glazed window to the rear elevation and central heating radiator.



### BEDROOM THREE

9'3" x 10'11" (max) (2.82m x 3.34m (max))

UPVC double glazed window to the rear elevation and central heating radiator.



### BEDROOM FOUR

7'4" x 7'8" (2.25m x 2.35m)

UPVC double glazed window to the front elevation and central heating radiator. Currently used as an office.

### BATHROOM/W.C.

7'2" x 6'5" (2.2m x 1.98m)

Three piece suite comprising wall mounted shower over the bath, hanging wash hand basin unit with mixer tap, low flush w.c., extractor fan to the ceiling and partially tiled walls.



### OUTSIDE

To the front of the property there is an easy to maintain lawn and tarmacadam driveway providing ample space for two/three cars leading to a detached garage with up and over door. To the rear, an easy to maintain lawn with wood fencing surrounding and pebbled border with plants and shrubs.



### 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.