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40 Eastbourne Avenue, Featherstone, WF7 6LQ

For Sale Freehold £235,000

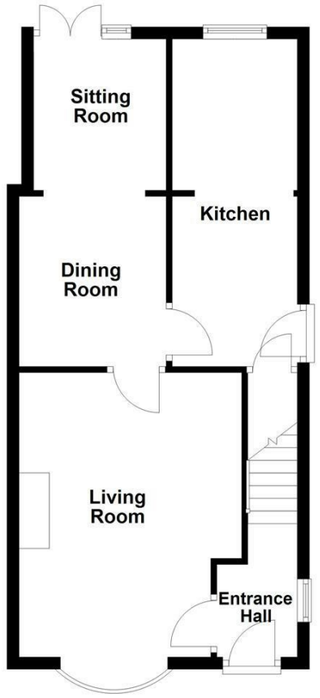
Situated in the popular town of Featherstone is this superbly presented three bedroom semi detached home. Offering well proportioned accommodation throughout, the property boasts three good sized bedrooms, generous reception space, attractive gardens and ample off road parking, making it an ideal purchase for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room. The living room leads through to the dining room, which in turn provides access to both the fitted kitchen and an additional sitting room overlooking the rear garden. The kitchen also benefits from useful understairs storage and access to the side of the property. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms and the family bathroom. Externally, the front garden has been designed for low maintenance and incorporates decorative gravelled areas, mature shrubs, flowers and railway sleeper features. Double gates provide access to a tarmac driveway offering ample off road parking and leading to a detached single garage with up and over door. The rear garden is equally low maintenance, featuring gravelled beds, a stone paved patio area and a raised decked seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by a combination of walling and timber fencing and also benefits from a useful timber garden shed.

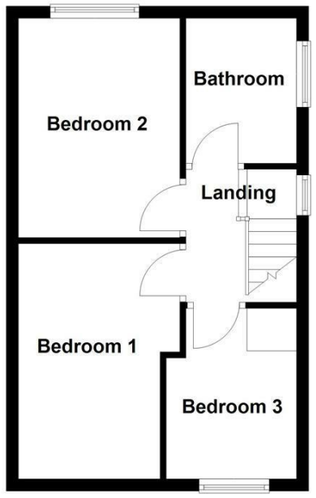
Featherstone is a popular location for first time buyers, professional couples and families alike, with a range of local shops, schools and everyday amenities within easy reach. The town benefits from its own railway station providing links to Leeds and Sheffield, whilst the M62 motorway network is only a short drive away, making it an excellent choice for commuters.

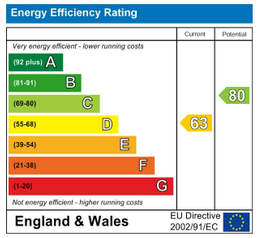
Only a full internal inspection will fully appreciate the space, presentation and lifestyle opportunity this excellent home has to offer. An early viewing is highly recommended to avoid disappointment.

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
4'4" x 5'0" (1.33m x 1.53m)
A composite front entrance door with frosted glass pane leads into the entrance hall, which benefits from coving to the ceiling, dado rail, central heating radiator, staircase leading to the first floor landing, a frosted UPVC double glazed window to the side and a door through to the living room.

LIVING ROOM
15'5" x 12'0" (4.70m x 3.67m)
Featuring a UPVC double glazed bow window to the front elevation, coving to the ceiling, ceiling rose, central heating radiator, electric fireplace with a glass fronted live flame effect fire, laminate hearth, surround and mantel, as well as a fitted storage unit within the alcove. A door provides access through to the dining room.



DINING ROOM
9'2" x 7'11" (2.81m x 2.42m)
Coving to the ceiling, central heating radiator, opening through to the sitting room and a door leading into the kitchen.



KITCHEN
18'4" x 6'11" (5.60m x 2.11m)
Fitted with a range of shaker style wall and base units with laminate work surfaces over, stainless steel 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, five ring gas hob with partial stainless steel splashback and stainless steel extractor hood above, integrated double oven, integrated fridge freezer and space and plumbing for both a washing machine and dishwasher. Further benefits include a UPVC double glazed window to the rear, frosted composite side entrance door, central heating radiator, under stairs storage cupboard, coving to the ceiling and decorative wall panelling.

SITTING ROOM
6'9" x 7'9" (2.07m x 2.37m)
Coving to the ceiling and a set of UPVC double glazed French doors leading out to the rear garden.



FIRST FLOOR LANDING
Loft access, frosted UPVC double glazed window to the side, dado rail, coving to the ceiling and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
12'11" x 8'11" (3.95m x 2.72m)
A well proportioned double bedroom with UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted wardrobes with sliding mirrored doors.

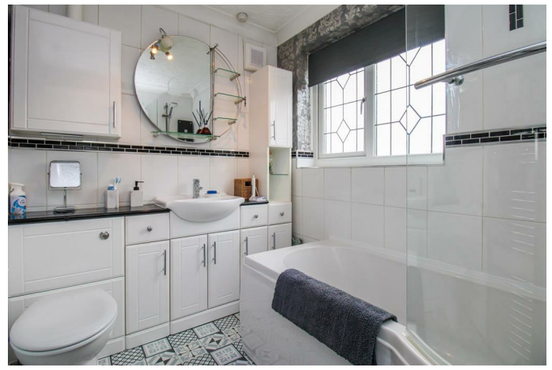


BEDROOM TWO
8'11" x 11'10" (2.74m x 3.62m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes with sliding mirrored doors.



BEDROOM THREE
6'2" x 10'2" (1.88m x 3.10m)
UPVC double glazed window to the front, central heating radiator, fitted storage over the bulkhead and fitted wardrobes with sliding mirrored doors.

BATHROOM/W.C.
6'0" x 7'10" (1.83m x 2.40m)
Appointed with a concealed cistern low flush WC, ceramic wash basin set into a vanity storage unit with mixer tap and work surface over, and a panelled P-shaped bath with mixer tap, electric shower attachment and glazed shower screen. The room also benefits from a frosted UPVC double glazed window to the side, coving to the ceiling, chrome ladder style heated towel radiator, extractor fan and partial tiling.



OUTSIDE
To the front, the property enjoys an attractive garden incorporating pebbled and slate areas, planted beds with mature shrubs and flowers, railway sleeper features, timber fencing to one side, walls to the other and front boundary, together with iron double gates providing access to a tarmac driveway. The driveway extends down the side of the property and leads to a single detached garage at the rear. The enclosed rear garden incorporates Indian stone paved patio areas, perfect for outdoor dining and entertaining, together with planted borders, space for a garden shed and a raised decked seating area. The garden is fully enclosed by timber fencing.



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

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.