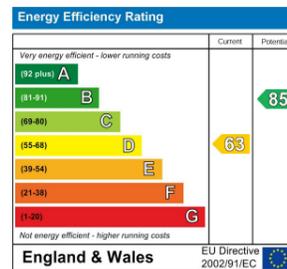
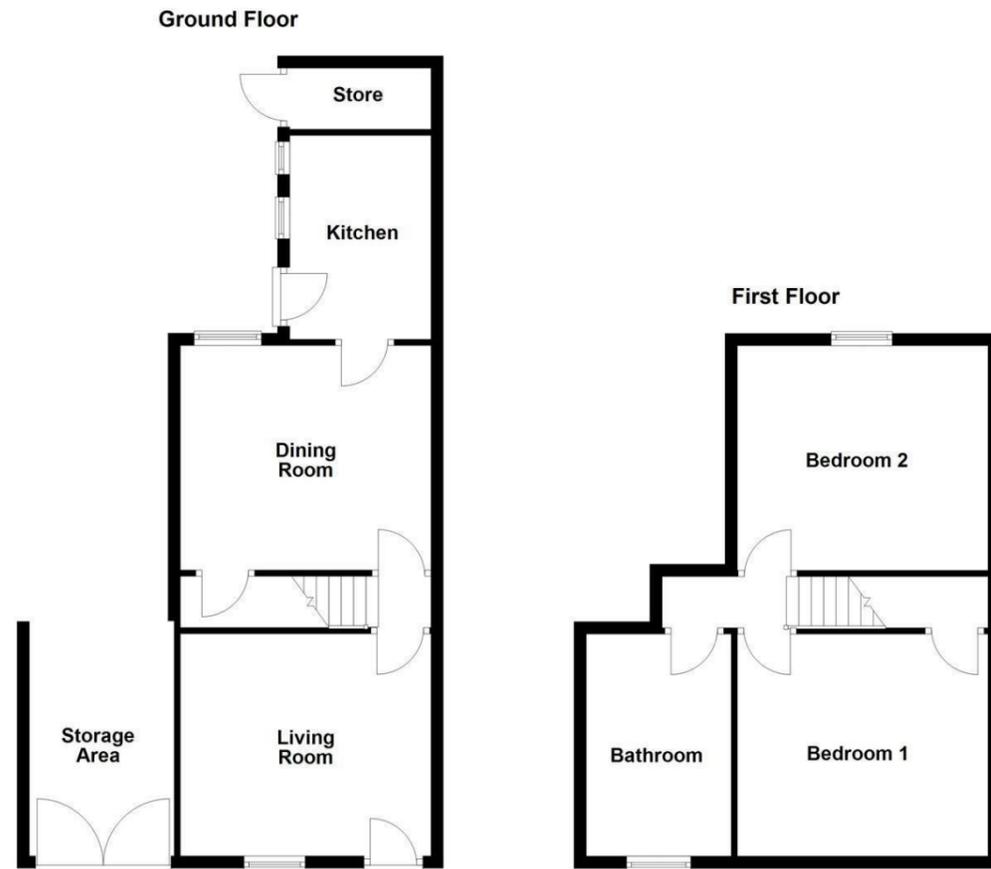




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**IMPORTANT NOTE TO PURCHASERS**

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.



**16 Dixon Street, Featherstone, Pontefract, WF7 6LT**

**For Sale Freehold Offers Over £120,000**

Located in this sought after area of Featherstone, is this well presented, newly decorated throughout, two double bedroom mid terrace home is perfect for first time buyers or investors, featuring a modern fitted kitchen, large low maintenance enclosed garden and benefitting from new carpets, newly fitted lino and new matching lampshades throughout the house.

The property has a good sized living room to the front, with a dining room and separate kitchen to complete the ground floor. Double fronted to the front, the first floor presents two good sized bedrooms and the large house bathroom. To the front of the property there is on street parking whilst to the rear there is a large lawned area with a paved patio area, perfect for outdoor dining and entertaining purposes.

The sought after town of Featherstone is known for its friendly community and convenient location. With a rich industrial heritage and excellent transport links, including easy access to Wakefield and Leeds, it offers a great balance of small town living and urban connectivity. The area boasts local shops, schools, parks and recreational facilities, making it an attractive choice for families, commuters and investors.

A viewing comes highly recommended to avoid any level of disappointment.



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## ACCOMMODATION

### LIVING ROOM

13'5" x 11'9" [4.1m x 3.6m]

Window and UPVC double glazed door to the front, double central heating radiator, door to inner hallway.



### INNER HALLWAY

Stairs to first floor landing, door into dining room.

### DINING ROOM

13'5" x 12'1" [4.1m x 3.7m]

Window to the rear, double central heating

radiator, door to understairs store, door into kitchen.

### KITCHEN

10'9" x 7'6" [3.3m x 2.3m]

Two windows and a stable style door to the side. Fitted with a range of light wood grain effect wall and base units with contrasting dark laminate worktops and tiled splashbacks. Inset stainless steel sink unit, slotting point for an electric cooker with filter hood over, space and plumbing for a washing machine, space for a tall fridge freezer.

### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

### BEDROOM ONE

13'5" x 11'9" [4.1m x 3.6m]

Window to the front, double central heating radiator, built in over stair cupboard.



### BEDROOM TWO

13'5" x 12'1" [4.1m x 3.7m]

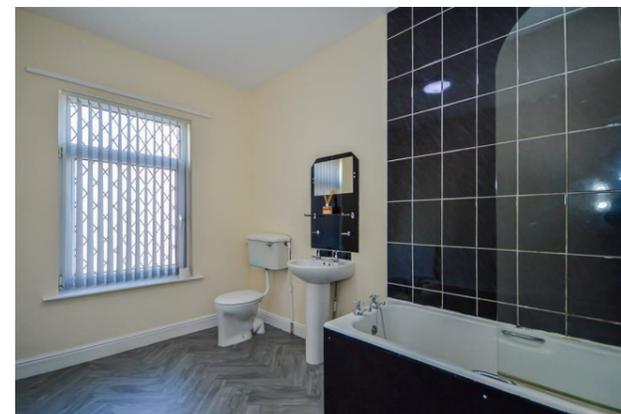
Window to the rear, double central heating radiator. Built in airing cupboard.



### BATHROOM

11'9" x 7'10" [3.6m x 2.4m]

Frosted window to the front, central heating radiator. Fitted with a three piece white and chrome suite comprising of a panelled bath with an electric shower over and glazed screen, pedestal wash basin and low suite W.C..



## OUTSIDE

To the front the property is street lined with on street parking. To the rear of the property there is a larger than average garden with a surfaced patio sitting area, beyond which is a good sized lawn with a southerly aspect.



## 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.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS PONTEFRACT

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.