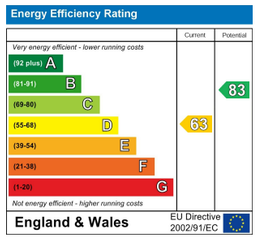


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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



36 Church Lane, Featherstone, Pontefract, WF7 6BB

For Sale Freehold £160,000

A superb opportunity to purchase this two bedroom mid terraced home, offering spacious living accommodation arranged over three floors with an enclosed low maintenance rear garden.

The property briefly comprises two generous reception rooms, including a comfortable living room and a sitting/dining room with a modern kitchen adjoining. There is also access to two useful cellar rooms at lower ground floor level, providing excellent additional storage space. To the first floor are two well proportioned bedrooms and a modern three piece house bathroom serving the landing, with a staircase leading to the second floor occasional loft room, featuring a Velux window to the front elevation. Externally, the property benefits from an enclosed, low maintenance front buffer garden with an AstroTurf area and paved pathway leading to the entrance door, enclosed by cast iron fencing and solid brick boundary walls. To the rear is a fully enclosed, low maintenance garden incorporating AstroTurf, a paved seating area, and timber panel fencing.

Ideally situated within walking distance of local amenities and well regarded schools, the property also enjoys convenient public transport links between Pontefract and Wakefield city centre. The M62 motorway network is only a short drive away, making this an excellent choice for commuters travelling further afield.

Offered to the market with no onward chain, this well presented home is highly recommended for viewing.



ACCOMMODATION

LIVING ROOM
15'0" x 12'4" (4.58m x 3.77m)
UPVC double glazed front entrance door leading into the living room. Featuring a UPVC double glazed window to the front aspect, ornate coving to the ceiling, decorative ceiling rose, central heating radiator, laminate flooring, and an archway leading into the inner hallway.



INNER HALLWAY
The inner hallway houses a staircase with handrail leading to the first floor landing, together with a door leading into the sitting/dining room.

SITTING/DINING ROOM
12'11" x 12'4" (3.95m x 3.78m)
Featuring coving to the ceiling, laminate flooring, central heating radiator, and a UPVC double glazed window overlooking the rear aspect. Two doors provide access into the modern fitted kitchen and the understairs storage section, with a staircase leading down to the lower ground floor.

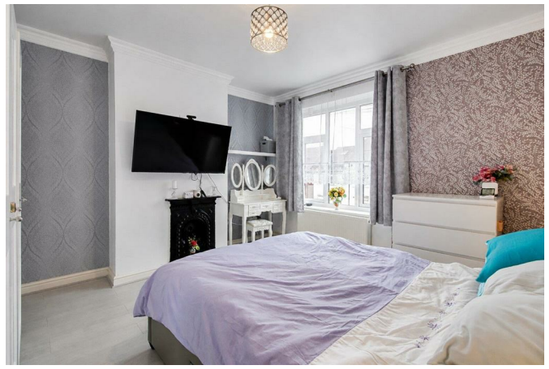


KITCHEN
7'10" x 6'10" (2.40m x 2.09m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks above. Incorporating a 1½ stainless steel single drainer sink unit with mixer swan neck tap, plumbing and drainage for a washing machine, space for a fridge/freezer, and an integrated oven and grill with four-ring gas hob and cooker hood over. There is a UPVC double glazed side entrance door leading out to the rear garden, inset spotlights to the ceiling, and a UPVC double glazed window overlooking the rear aspect.

CELLAR ROOM
7'8" x 14'9" (2.35m x 4.51m)
Having lighting within and access into the original coal shelter room, also providing further useful storage space.

FIRST FLOOR LANDING
First floor landing with four doors leading off, including access to two bedrooms, the house bathroom, and a staircase leading up to the second floor.

BEDROOM ONE
12'5" x 12'10" (3.79m x 3.92m)
Featuring coving to the ceiling, decorative ceiling rose, central heating radiator, UPVC double glazed window to the front elevation, laminate flooring, a decorative Victorian style fireplace painted black, and access into an over stairs storage cupboard.



BEDROOM TWO
7'3" x 10'10" (2.22m x 3.32m)
A UPVC double glazed window overlooking the rear elevation, coving to the ceiling, and a central heating radiator.



BATHROOM
8'0" x 4'9" (2.44m x 1.46m)
Comprising a modern three piece suite incorporating a pedestal wash basin with mixer tap, panelled bath with folding glass shower screen, mixer tap and shower attachment, and a low flush WC. Complemented by half tiled walls, shaving socket point, chrome ladder style radiator, laminate flooring, inset spotlights, extractor fan, and a UPVC double glazed frosted window to the rear elevation.



LOFT ROOM
16'6" x 12'6" (5.04m x 3.82m)
Featuring laminate flooring, a UPVC double glazed Velux style window, and central heating radiator.



OUTSIDE
Externally, to the front, a cast iron gate provides access onto a paved pathway leading to the entrance door, with low maintenance AstroTurf garden areas and solid brick built boundary walls enclosing the space. On street parking is available on a first come, first served basis. To the rear is a low maintenance AstroTurf garden with a paved patio seating area, enclosed by timber panel fencing and brick built walls, together with a timber gate providing rear access to the pathway behind the properties. There is also an outside light fitted to the rear elevation.



SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement. The vendor has advised that they have generated approximately 2.18 megawatts of energy over the last year.

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