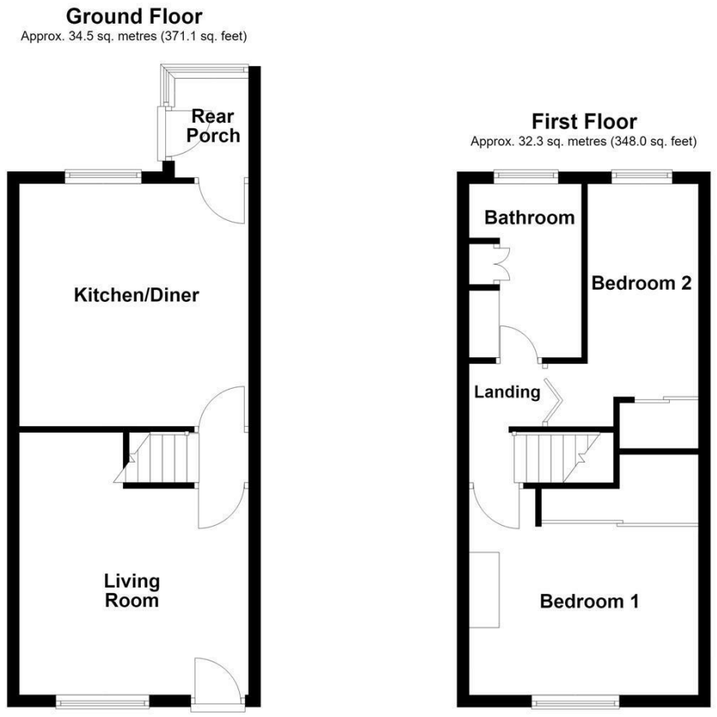


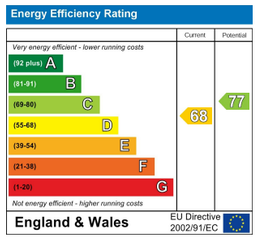
Total area: approx. 66.8 sq. metres (719.2 sq. feet)

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

13 Dickinson Terrace, Featherstone, Pontefract, WF7 6LL

For Sale Freehold £120,000

A fantastic opportunity to purchase this well presented two bedroom mid terraced home, offering spacious accommodation throughout together with two good sized bedrooms, useful loft space and the added benefit of off road parking to the rear.

The accommodation briefly comprises a spacious living room with feature fireplace, together with a generous kitchen diner and a useful rear porch overlooking the enclosed courtyard. The porch benefits from tinted double glazing and a glazed roof, creating a practical additional space leading directly outside. To the first floor, the landing provides access to two well proportioned bedrooms, both benefitting from fitted wardrobes, together with a modern three piece family bathroom. A pull down ladder provides access to a boarded loft space with Velux window, lighting and fully plastered walls, offering excellent additional storage and versatility. To the rear is a low maintenance L-shaped concrete courtyard, fully enclosed by brick walling and benefitting from an outside water supply, external lighting and an aluminium storage shed. Double timber gates provide access to an off road parking space.

The property is conveniently positioned within walking distance of local amenities and schools, with regular bus services providing access to both Pontefract and Wakefield city centres. The M62 motorway network is also only a short drive away, making the property particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate all that this attractive home has to offer.

ACCOMMODATION

LIVING ROOM
12'5" x 14'3" (3.81m x 4.35m)
UPVC double glazed front entrance door with frosted UPVC double glazed fanlight above, together with a UPVC double glazed window overlooking the front aspect. Ceiling rose, coving to the ceiling and central heating radiator. Feature electric fire set on a marble hearth with matching marble interior and decorative surround. Door providing access to the inner hallway.

INNER HALLWAY
Staircase providing access to the first floor landing and door leading through to the kitchen diner.

KITCHEN/DINER
13'3" x 12'5" (4.05m x 3.79m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and tiled splashbacks. Incorporating a stainless steel sink and drainer with swan neck mixer tap. Space for a freestanding oven and grill with tiled splashback and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher and space for a freestanding fridge freezer. Central heating radiator, coving to the ceiling, UPVC double glazed window overlooking the rear aspect and timber door with frosted single glazed fanlight above providing access to the rear porch.

REAR PORCH
5'5" x 4'0" (1.66m x 1.23m)
Fully tiled floor, UPVC double glazed windows to two sides, UPVC double glazed door leading out to the rear yard and pitched tinted self-cleaning glazed roof.

FIRST FLOOR LANDING
Doors providing access to bedroom one and the house bathroom, together with a bi-folding timber door providing access to bedroom two. Loft access with drop-down ladder leading to the boarded loft space, together with coving to the ceiling.

BEDROOM ONE
11'3" x 12'5" (3.43m x 3.81m)
Fitted double wardrobe with mirrored sliding doors and storage cupboards above, UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BEDROOM TWO
13'4" x 8'5" (4.07m x 2.59m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and fitted double wardrobe with mirrored sliding doors and storage cupboards above.

BATHROOM/W.C.
9'6" x 6'1" (2.90m x 1.86m)
Fitted with a three piece suite comprising panelled bath with glazed shower screen, mixer tap and wall mounted shower attachment, pedestal wash basin with separate taps and tiled splashback and low flush W.C. Half timber panelled walls, frosted UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling. Double doors provide access to a boiler cupboard housing the combination condensing boiler.

LOFT SPACE
12'5" x 15'8" (3.79m x 4.80m)
Boarded loft space with fully plastered walls, timber double glazed Velux window overlooking the rear elevation and lighting.

OUTSIDE
To the rear is a completely low maintenance L-shaped concrete yard with an external water connection and sensor light. There is also an aluminium storage shed positioned in the corner, together with double gates providing access for off road parking. The rear is enclosed by solid brick walling and timber fencing and also provides a low maintenance patio area.

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 Normanton 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.