



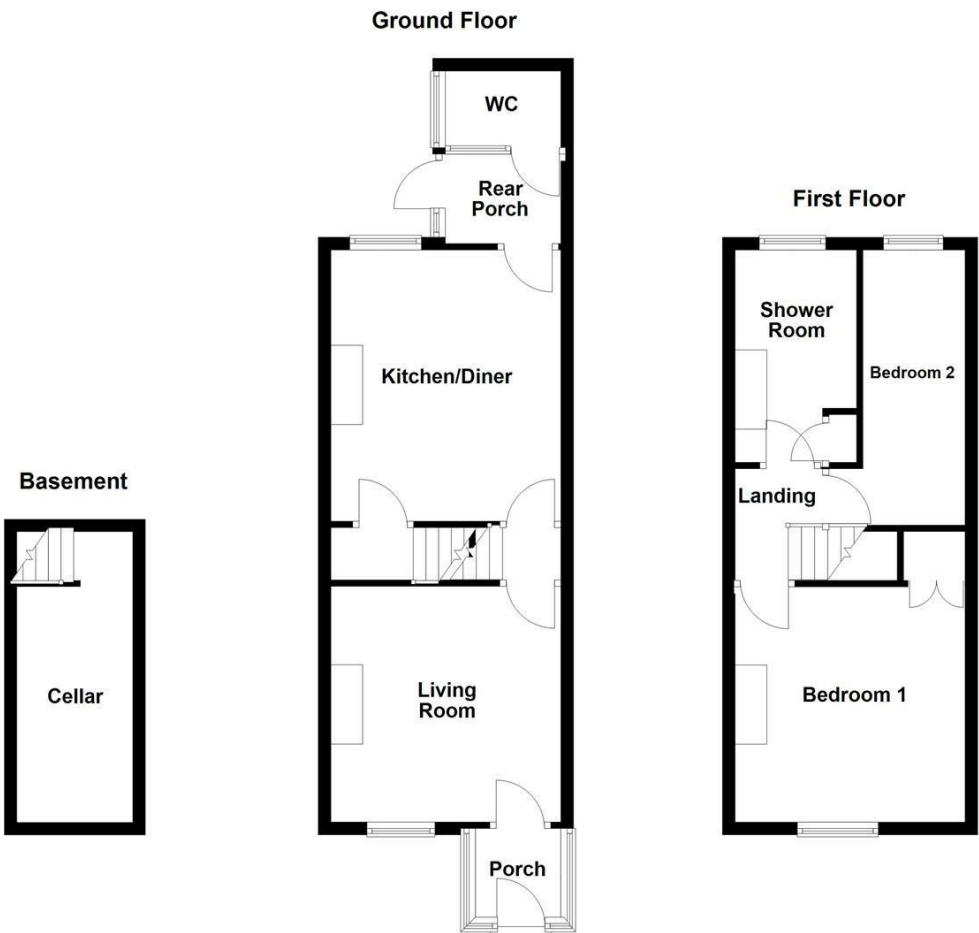
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

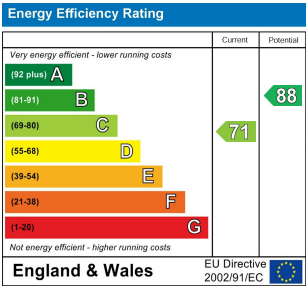


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



7 Halfpenny Lane, Featherstone, Pontefract, WF7 6LE

For Sale Freehold Offers Over £120,000

Situated on the fringe of Featherstone town centre is this two bedroom mid terrace property benefitting from well proportioned accommodation, detached garage and low maintenance gardens.

The property briefly comprises of the entrance hall, living room, hallway leading to the kitchen/diner with access down to the cellar, rear porch and downstairs w.c. The first floor landing leads to two bedrooms and house shower room. Outside to the front a gate leads to a small buffer garden. To the rear is an enclosed low maintenance block paved courtyard.

The property is ideally located for all local shops and amenities. The motorway network is only a short distance away, perfect for those looking to travel further afield.

Ideal the first time buyer, couple or those looking to downsize. Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE PORCH

4'7" x 4'5" [1.4m x 1.35m]

Composite front entrance door surrounded by UPVC double glazed windows and door to the living room.

LIVING ROOM

12'2" x 11'10" [max] x 10'8" [min] [3.73m x 3.63m [max] x 3.27m [min]]

Coving to the ceiling, ceiling rose, dado rail, UPVC double glazed window to the front, central heating radiator, door to a further hallway and gas fireplace with marble hearth, surround and ornate mantle.

HALLWAY

Stairs to the first floor landing, central heating radiator and door to the kitchen/diner.

KITCHEN/DINER

14'1" x 11'11" [max] x 10'4" [min] [4.3m x 3.65m [max] x 3.15m [min]]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back, integrated oven with four ring electric hob and extractor hood. Space for a fridge/freezer, space for a washing machine, gas fireplace, UPVC double glazed window to the rear, UPVC double glazed frosted door to the rear porch, coving to the ceiling, central heating radiator and door providing access down to the cellar.



CELLAR

11'5" x 5'9" [3.48m x 1.76m]

Central heating radiator, power and light.

REAR PORCH

4'7" x 5'8" [1.42m x 1.75m]

UPVC double glazed frosted door to the rear garden and door to the downstairs w.c.

W.C.

5'8" x 4'0" [1.75m x 1.22m]

UPVC double glazed frosted window, low flush w.c., wash basin with mixer tap and tiled splash back.

FIRST FLOOR LANDING

Loft access, doors to two bedrooms and shower room.

BEDROOM ONE

12'3" x 11'11" [max] x 10'9" [min] [3.75m x 3.65m [max] x 3.29m [min]]

Overstairs storage cupboard, fitted wardrobe, coving to the ceiling, dado rail, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

14'2" x 7'5" [max] x 5'11" [min] [4.32m x 2.28m [max] x 1.82m [min]]

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



SHOWER ROOM/W.C.

11'0" x 5'7" [max] x 2'5" [min] [3.37m x 1.71m [max] x 0.76m [min]]

Concealed cistern low flush w.c., wash basin with mixer tap and

double shower cubicle with overhead shower. UPVC double glazed frosted window to the rear, spotlights, chrome ladder style radiator and fitted storage cupboard.



OUTSIDE

To the front is an iron gate providing access to a small artificial lawn buffer garden. To the rear is a low maintenance block paved courtyard, perfect for outdoor dining and entertaining, surrounded by timber fencing. To the rear there is a detached garage with manual up and over door, power and light.



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 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.