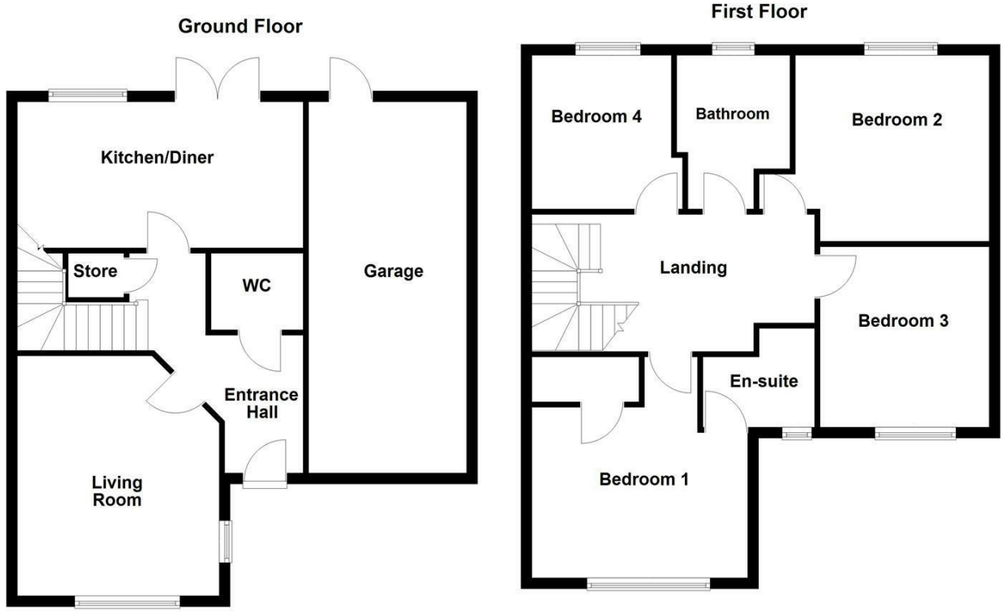

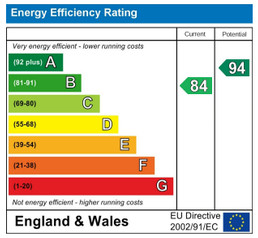

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

16 Miller Road, Featherstone, WF7 5QE

For Sale Freehold Guide Price £350,000 - £360,000

A superb four bedroom detached family home, situated on the highly sought after Taylor Wimpey development in Featherstone. Occupying an enviable corner plot, the property offers spacious and well presented accommodation throughout, featuring four generous bedrooms, ample driveway parking and an integral garage.

The accommodation briefly comprises a welcoming entrance hall with storage cupboard, downstairs WC, and spacious living room. The modern open plan kitchen/dining room is fitted with quality wall and base units, ample work surfaces and integrated appliances, with French doors opening onto the rear garden. To the first floor, a central landing provides access to four well proportioned bedrooms, including a principal bedroom with en suite shower room. The remaining bedrooms are all doubles, and the family bathroom is fitted with a modern three piece suite. Externally, the property enjoys a tarmac driveway providing off street parking, leading to an integral garage. The front garden is laid to lawn, while the enclosed rear garden features a flagged patio and lawned area, ideal for outdoor entertaining.

Positioned in a popular and convenient location, the property is within easy reach of Featherstone train station, local schools, shops, and amenities, with Pontefract town centre and the motorway network just a short drive away.

An ideal family home, beautifully presented and ready to move into, an early viewing is highly recommended to fully appreciate the quality and space on offer.

ACCOMMODATION

ENTRANCE HALL
Laminate flooring, a central heating radiator, storage cupboard and access to the downstairs w.c., living room, understairs storage, kitchen diner and staircase to the first floor landing.

W.C.
5'7" x 4'4" (1.72m x 1.34m)
Tiled flooring, low flush w.c., pedestal wash basin with mixer tap, tiling from floor to ceiling and a central heating radiator.

LIVING ROOM
14'6" x 12'2" (4.43m x 3.71m)
Carpet flooring, central heating radiator and UPVC double glazed windows to the rear, front and side elevations.

KITCHEN/DINER
17'3" x 9'1" (5.28m x 2.77m)
Fitted with a modern range of high gloss handleless wall and base units, quartz work surfaces, and an inset stainless steel sink with mixer tap and drainer. Integrated double oven, fridge freezer, dishwasher and washing machine. A five ring gas hob with extractor fan above, cupboard housing the Ideal gas combination boiler, tiled splashbacks, spotlights to ceiling and a central heating radiator. Tiled flooring, UPVC patio doors leading to the rear garden and a UPVC window overlooking the rear elevation.

FIRST FLOOR LANDING

BEDROOM ONE
12'2" x 13'3" (3.72m x 4.06m)
Carpet flooring, central heating radiator, UPVC double glazed window to the front elevation, overstairs storage and access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'0" x 6'11" (2.15m x 2.13m)
Tiled floor and walls, chrome ladder-style radiator, low flush w.c., wall mounted wash basin with mixer tap, and a shower cubicle with mixer shower and attachment. Spotlights to ceiling and a frosted double glazed UPVC window to the front elevation.

BEDROOM TWO
14'4" x 9'11" (4.39m x 3.04m)
A range of fitted wardrobes, carpet flooring, central heating radiator and a UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE
10'8" x 11'0" (3.26m x 3.36m)
Carpet flooring, central heating radiator, fitted wardrobes and a UPVC double glazed window to the front elevation.

BEDROOM FOUR
9'3" x 8'2" (2.82m x 2.49m)
Carpet flooring, central heating radiator and a UPVC double glazed window facing the rear elevation.

BATHROOM/W.C.
6'8" x 9'4" (2.05m x 2.86m)
Chrome ladder style radiator, panelled bath with mixer tap and shower attachment, wall mounted wash basin with mixer tap, low flush w.c. and a frosted UPVC double glazed window to the rear elevation. Finished with spotlights to ceiling, fully tiled walls and floor.

OUTSIDE
To the front the property offers ample off road parking via a tarmacked driveway and a lawned garden. There is access to the integral garage. To the rear, there is an enclosed garden bordered by timber fencing, featuring a flagged patio area, laid lawn and a timber decked seating area. The garden enjoys a south facing aspect, ideal for outdoor dining and entertaining, with rear access into the garage via a composite side door.

GARAGE
21'4" x 9'5" (6.51m x 2.88m)
An integral single garage with a manual up and over door, composite side access door and electrics installed.

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

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.