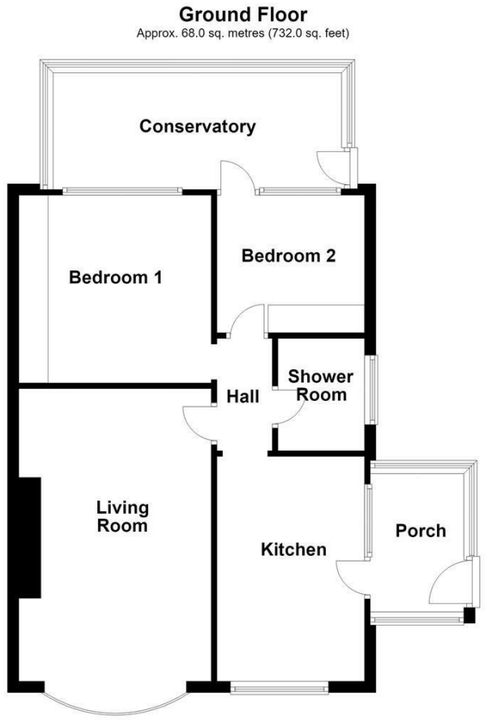


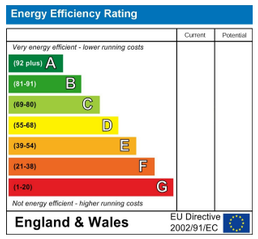
Total area: approx. 68.0 sq. metres (732.0 sq. feet)

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

25 Eastbourne Avenue, Featherstone, Pontefract, WF7 6LQ

For Sale Freehold £210,000

A fantastic opportunity to purchase this well-appointed two bedroom semi detached true bungalow, offering secure off-road parking, spacious accommodation and generous storage facilities. The boiler and electrical consumer unit were both updated in 2021.

The property briefly comprises a side entrance porch, modern fitted kitchen, hallway, spacious living room with a feature fireplace, two good-sized double bedrooms with fitted wardrobes, a three piece shower room and a generous conservatory overlooking the rear garden. To the front, double wrought iron gates provide access to a block paved driveway, offering secure off road parking. Raised planted borders are enclosed by brick built walls with wrought iron railings. External lighting and a water supply are also provided. A paved pathway leads along the side of the property to a decked patio with a timber pergola. There is also an L shaped storage building, incorporating the original single garage, which provides useful storage space with power, lighting and fitted shelving. A large timber shed is positioned behind, with further paved pathways and low-maintenance pebbled borders. The rear garden is enclosed by timber fencing.

The property is ideally located within walking distance of local amenities, with a selection of schools nearby. Regular transport links provide access to Featherstone and Pontefract town centres, while the M62 motorway is only a short drive away, making the property well suited to those commuting further afield.

Only a full internal inspection will reveal everything this quality home has to offer. An early viewing is highly recommended.

ACCOMMODATION

SIDE PORCH
5'5" x 8'2" (1.66m x 2.50m)

A UPVC double glazed side entrance door leads into the side porch. The porch has a fully tiled floor, power points, UPVC double glazed windows to three sides and a UPVC double glazed door leading into the kitchen. Space for a washing machine and a tumble dryer.

KITCHEN
8'6" x 13'1" (2.60m x 3.99m)

Two UPVC double glazed windows provide a dual aspect, with one overlooking the front and one overlooking the side. There is a central heating radiator with a decorative cover and a range of fitted wall and base units with laminate work surfaces over, incorporating a 1 1/2 bowl sink and drainer with mixer tap. There is space for a freestanding oven and grill, a large freestanding fridge freezer. Further features include an opening into the hallway, coving to the ceiling and decorative faux timber beams.

HALLWAY
An open archway provides access into the hallway. The hallway has coving to the ceiling, loft access and doors leading to the two bedrooms, shower room and living room. The loft is boarded for storage and is accessed via a fold down metal stepladder.

LIVING ROOM
10'11" x 16'5" (3.34m x 5.01m)

A UPVC double glazed bow window overlooks the front aspect. There is a central heating radiator, a gas fire set on a marble hearth with a matching marble interior and a decorative surround.

SHOWER ROOM
5'4" x 6'4" (1.63m x 1.95m)

Fitted with a three piece suite comprising a low flush W.C., wash basin with two taps and vanity storage below, and a curved corner shower enclosure with double glazed doors and a mixer shower. The shower room has fully tiled walls, a fully tiled floor, central heating radiator, frosted UPVC double glazed window to the side, coving to the ceiling and an extractor fan.

BEDROOM ONE
8'9" x 11'3" (2.69m x 3.44m)

A range of fitted wardrobes spans one wall and includes a fitted dressing table. There is a double glazed window looking into the conservatory, coving to the ceiling and a central heating radiator with a decorative cover.

BEDROOM TWO
8'0" x 8'7" (2.46m x 2.63m)

There is a central heating radiator with a decorative cover, two freestanding double wardrobes and a timber door with a timber framed glazed window looking through to the conservatory.

CONSERVATORY
16'8" x 6'9" (5.09m x 2.06m)

The conservatory has a central heating radiator with a decorative cover and a fully tiled floor. There are UPVC double glazed windows to the rear, timber double glazed windows to both sides, wall lighting and a timber door leading out to the rear garden.

OUTSIDE
To the front of the property, double cast iron gates provide access onto a private block paved driveway. The front garden has raised planted borders and is enclosed by brick built walls with cast iron railings. There is a freestanding Victorian style lamp, an external light attached to the property and a paved pathway leading past the side porch. A water supply connection is positioned beneath the shower room window. A timber decked patio with a timber pergola provides an outdoor seating area. A further paved patio is positioned to the side, with a cast iron gate providing access into the rear garden. The enclosed rear garden has paved pathways, low maintenance pebbled borders with established plants and timber panelled fencing to three sides. A large timber shed is positioned at the rear. Behind this are two further storage buildings, including a potting shed and a second shed with power and lighting. These are attached to the original single garage, which has fitted shelving, power and lighting, providing useful storage and workshop space.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.