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Estate Agent

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# 7 Stanley Main Avenue, Featherstone, Pontefract, WF7 5PR

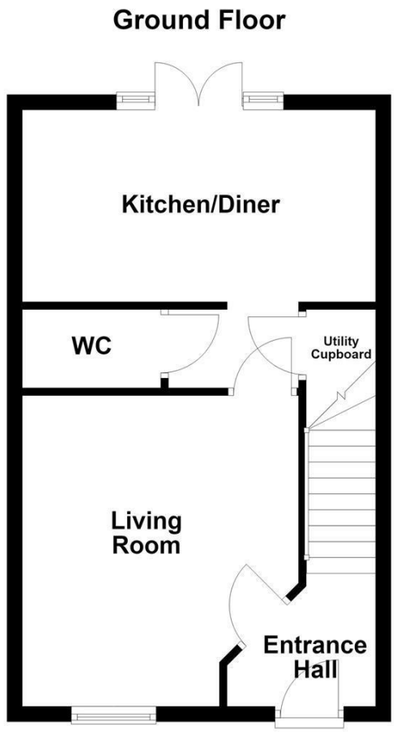
## For Sale Freehold Asking Price £215,000

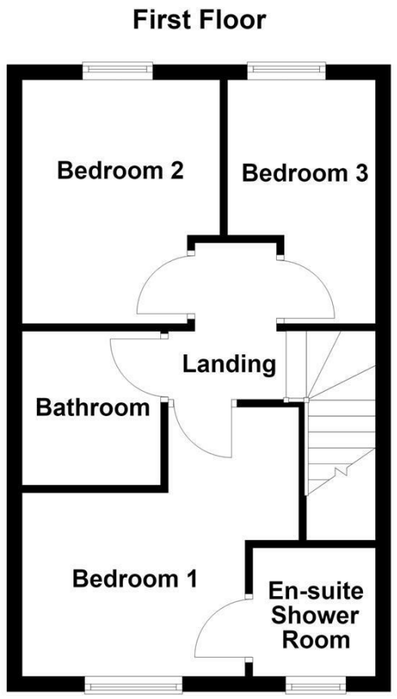
Nestled within a sought after modern development in the popular area of Featherstone, this superbly presented three bedroom semi detached home offers spacious and well appointed accommodation throughout. Boasting attractive reception space, and a beautifully enclosed rear garden, this is a fantastic opportunity for first time buyers, growing families, or professional couples alike.

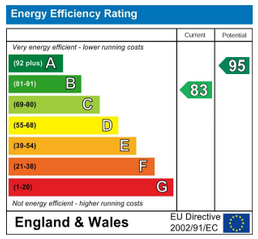
The accommodation briefly comprises an entrance hall with staircase leading to the first floor and access to the spacious living room. The living room flows through to a modern kitchen/dining room, which enjoys direct access to the rear garden and benefits from a useful downstairs WC and a practical utility/storage cupboard. To the first floor, the landing provides access to the loft, three well proportioned bedrooms, including a principal bedroom with en suite shower room, together with a contemporary family bathroom. Externally, the property benefits from a driveway providing off road parking for two vehicles, with a paved pathway leading to the front entrance. To the rear is an attractive, fully enclosed garden, predominantly laid to lawn with paved and gravelled seating areas, creating the perfect space for outdoor dining and entertaining. Additional features include a timber canopy, a timber garden shed with power and lighting, and secure timber fencing, making the garden ideal for children and pets.

Featherstone is a highly regarded location offering an excellent range of local amenities, making it particularly appealing to first-time buyers, growing families, and professional couples. A variety of shops, schools, cafés, and everyday conveniences can be found within Featherstone town centre, while more extensive shopping and leisure facilities are available in the nearby towns and cities of Wakefield and Pontefract. The area is well served by regular bus routes, and Featherstone railway station provides direct links to major destinations, including Leeds and Sheffield. For commuters, the M62 motorway is just a short drive away, offering excellent transport connections across the region.

An internal viewing is essential to fully appreciate the quality, space, and excellent location this wonderful home has to offer. Early viewing is highly recommended to avoid disappointment.




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.

## ACCOMMODATION

### ENTRANCE HALL
6'4" (max) x 5'4" x 3'1" (min) (1.95m (max) x 1.65m x 0.95m (min))
A composite front entrance door with frosted glazed inserts leads into the welcoming entrance hall. The hall benefits from a central heating radiator, staircase rising to the first floor landing, and a door leading through to the living room.

### LIVING ROOM
13'5" (max) x 11'11" x 8'7" (min) (4.10m (max) x 3.65m x 2.63m (min))
A spacious reception room featuring a UPVC double glazed window to the front elevation with fitted blinds, a central heating radiator, and a door leading through to the kitchen/dining room.

### KITCHEN/DINING ROOM
15'4" (max) x 11'11" x 8'3" (min) (4.68m (max) x 3.65m x 2.52m (min))
A well appointed modern kitchen fitted with a range of high gloss wall and base units complemented by laminate work surfaces. Features include a stainless steel 1 1/2 bowl sink and drainer with mixer tap, a four-ring gas hob with glass splashback and stainless steel extractor hood above, integrated double oven, integrated dishwasher, integrated washing machine, and space for an American style fridge freezer. The Ideal combination boiler is also housed within the kitchen. The dining area benefits from UPVC double glazed French doors opening onto the rear garden, a central heating radiator, access to a useful utility/storage cupboard, and a door leading to the downstairs WC.

### UTILITY/STORAGE CUPBOARD
5'4" x 3'1" (1.65m x 0.95m)
Providing useful storage space with room for a tumble dryer.

### DOWNSTAIRS W.C.
5'11" x 3'4" (1.82m x 1.04m)
Fitted with a low flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Additional features include a central heating radiator and extractor fan.

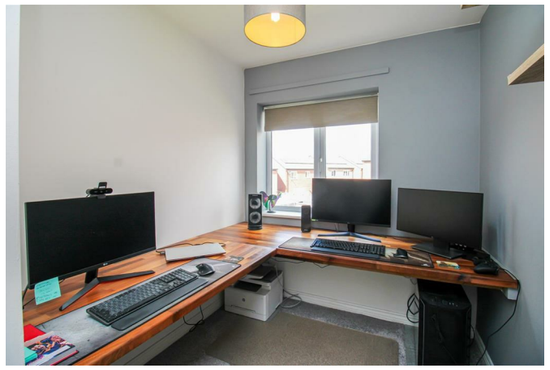
### FIRST FLOOR LANDING
9'4" x 7'3" (max) x 3'7" (min) (2.86m x 2.22m (max) x 1.10m (min))
The landing provides loft access, a central heating radiator, and doors leading to all three bedrooms and the family bathroom.

### BEDROOM ONE
11'11" x 11'0" (max) x 6'0" (min) (3.65m x 3.37m (max) x 1.84m (min))
A well-proportioned principal bedroom with a UPVC double glazed window to the front elevation fitted with integrated blinds, a central heating radiator, and access to the en suite shower room.

### EN SUITE SHOWER ROOM
5'6" x 5'4" (1.68m x 1.64)
Comprising a shower cubicle with electric shower and glazed screen, wall mounted wash hand basin with mixer tap, and low flush WC. The room also benefits from a frosted UPVC double glazed window to the front elevation, chrome heated towel rail, extractor fan, shaver point, and full wall tiling.

### BEDROOM TWO
8'6" x 10'5" (max) x 7'1" (min) (2.60m x 3.20m (max) x 2.17m (min))
A double bedroom with a UPVC double glazed window to the rear elevation and a central heating radiator.

### BEDROOM THREE
10'0" (max) x 6'6" x 4'0" (min) (3.06m (max) x 2.0m x 1.22m (min))
A well proportioned third bedroom with a UPVC double glazed window to the rear elevation and a central heating radiator.



### BATHROOM
6'8" x 5'6" (2.04m x 1.70m)
Fitted with a three piece suite comprising a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, and low flush WC. The room also features a central heating radiator, extractor fan, and partial wall tiling.

### OUTSIDE
Externally, the property enjoys a tarmac driveway to the front, providing off road parking for two vehicles, with a paved pathway leading to the front entrance. To the rear is an attractive, fully enclosed garden, predominantly laid to lawn with both paved and stone patio seating areas, ideal for outdoor dining and entertaining. Additional features include a timber canopy and a timber garden shed with power and lighting, while timber fencing provides a safe and secure environment for both children and pets.

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

### 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.