Richard Kendall Estate Agent

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9 Stanley Street, Featherstone, Pontefract, WF7 6AF

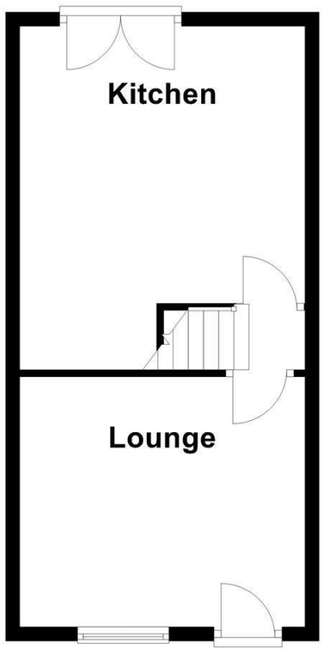
For Sale Freehold £130,000

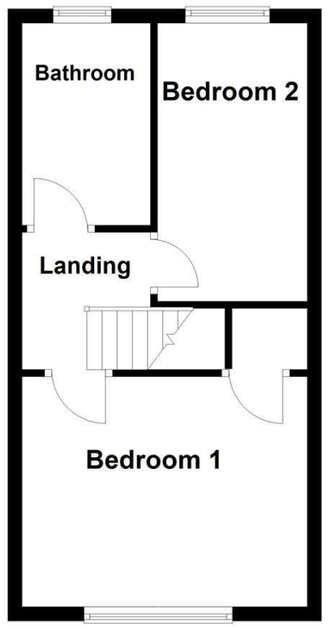
Situated in Featherstone is this well presented two bedroom end terraced property, offering well proportioned accommodation throughout and enclosed rear gardens.

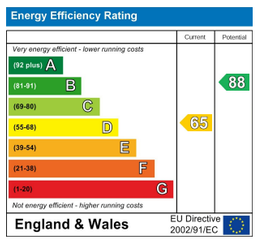
The accommodation briefly comprises a living room and a kitchen diner to the ground floor. To the first floor, the landing provides access to two bedrooms and a modern three piece family bathroom. Externally, the property benefits from on street parking to the front and an enclosed rear garden incorporating patio seating area, ideal for outdoor dining and entertaining.

The property is ideally located for a range of local amenities including shops and schools, making it particularly well suited to first time buyers.

An early viewing is highly recommended.







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.

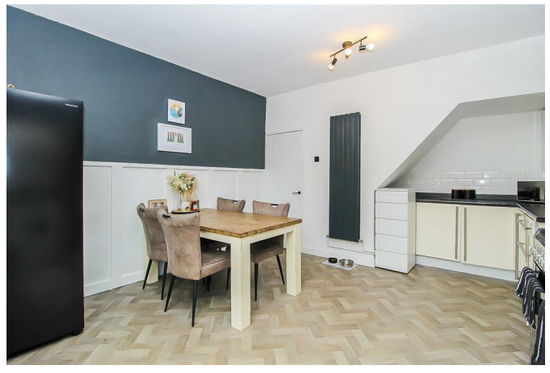


ACCOMMODATION

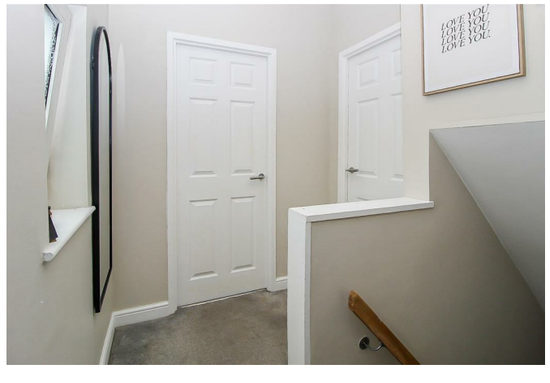
LOUNGE
13'2" x 11'7" (4.02m x 3.54m)
UPVC double glazed window to the front, central heating radiator and carpeted flooring with skirting. Door leading through to the inner hallway.



KITCHEN DINER
15'11" x 13'3" (4.86m x 4.04m)
UPVC French doors to the rear garden, central heating radiator and space for dining table and chairs. Fitted with a range of wall and base units with laminate worktops, stainless steel sink and drainer, space for a range cooker set within an open fireplace, plumbing for a washing machine and space for an American style fridge freezer.



FIRST FLOOR LANDING
Doors to two bedrooms and the house bathroom.



BEDROOM ONE
13'3" x 10'7" (4.04m x 3.23m)
UPVC double glazed window to the front, central heating radiator, carpeted flooring and built-in storage cupboard.



BEDROOM TWO
12'10" x 7'1" (3.93m x 2.16m)
UPVC double glazed window to the rear, central heating radiator and carpeted flooring.



BATHROOM/W.C.
9'3" x 5'8" (2.84m x 1.74m)
Fitted with a three piece suite comprising panel bath with wall mounted shower over and glass screen, wash basin with mixer tap and WC. Chrome ladder style radiator, partially tiled walls and fully tiled around the bath and shower, with frosted UPVC double glazed window to the rear.



OUTSIDE
To the rear is a low maintenance enclosed garden with timber decked seating area and storage shed.



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.