



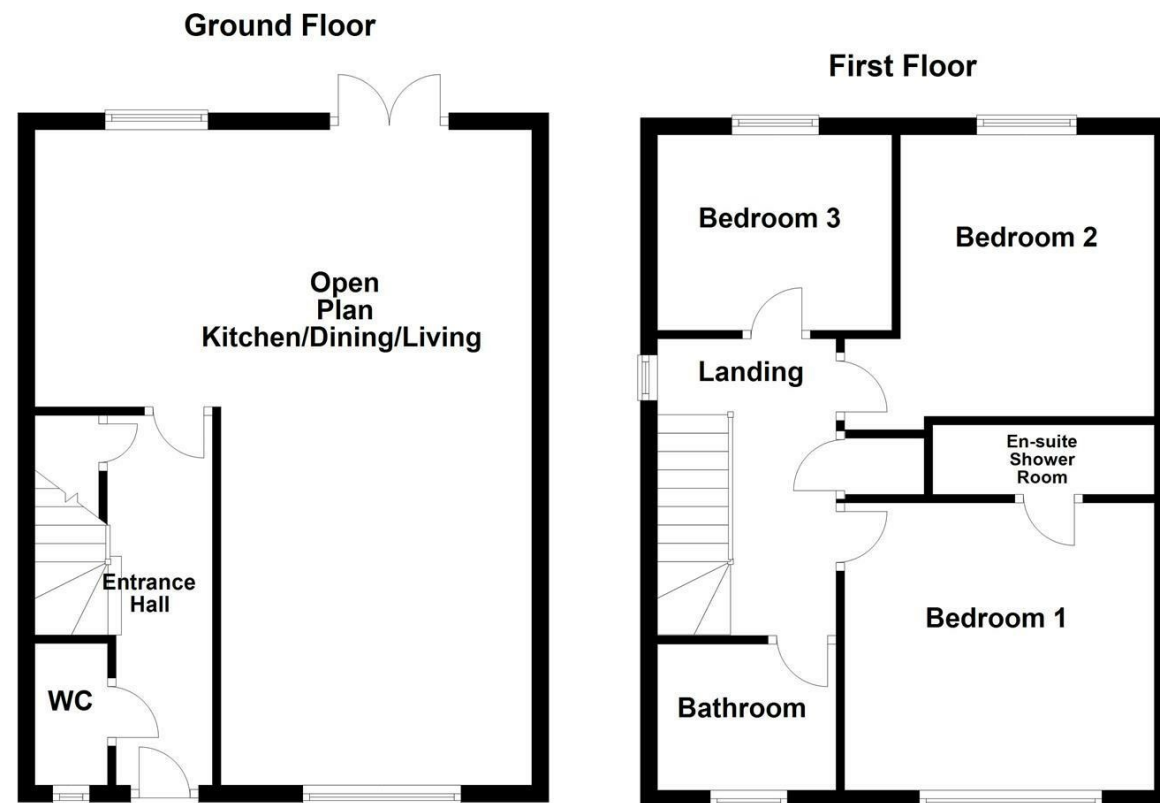
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## 15 Priory Place, Featherstone, Pontefract, WF7 5FP

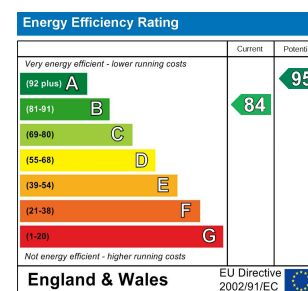
For Sale Freehold £225,000

Situated on a fantastic corner plot is this superbly presented three bedroom semi detached property benefitting from modern open plan living kitchen dining space, off road parking and a good sized enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c. and open plan living kitchen dining space. The first floor landing leads to three bedrooms (bedroom one with en suite shower facilities) and the house bathroom/w.c. Outside to the front is a slate area with steps to the front door and driveway running down the side of the property for two vehicles. To the rear is an enclosed garden, laid to lawn with paved patio area.

Featherstone makes an ideal place to settle for a range of buyers as it is aptly placed for local amenities such as shops and schools. Farmer Copley's is only a short drive from the property for those who enjoy family days out. For those who wish to travel further afield, Featherstone has its own train station and the M62 motorway is only a short distance away.

Well presented throughout, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

14'3" x 6'10" [max] x 3'5" [min] [4.35m x 2.1m [max] x 1.06m [min]]

Composite front entrance door, stairs to the first floor landing with understairs storage, central heating radiator and doors to the open plan living kitchen dining room and downstairs w.c.

### W.C.

5'6" x 2'11" [1.68m x 0.9m]

UPVC double glazed frosted window to the front, central heating radiator, extractor fan, spotlights, concealed cistern low flush w.c. and ceramic wash basin with mixer tap and tiled splash back.

### OPEN PLAN LIVING KITCHEN DINING ROOM

25'10" x 19'2" [max] x 10'11" [min] [7.88m x 5.85m [max] x 3.35m [min]]

Range of modern wall and base units with laminate work surface over incorporating breakfast bar, stainless steel 1 1/2 sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood. Integrated

fridge/freezer, integrated dishwasher and integrated washer/dryer. UPVC double glazed windows to the front and rear, a set of UPVC double glazed French doors to the rear with clip in blinds, two central heating radiators and spotlights.

### FIRST FLOOR LANDING

11'11" x 6'10" [3.65m x 2.1m]

Loft access with pull down ladder, UPVC double glazed frosted window to the side, central heating radiator, access to the boiler cupboard and doors to three bedrooms and house bathroom.

### BEDROOM ONE

11'11" x 11'1" [3.65m x 3.38m]

Central heating radiator, UPVC double glazed window to the front and door to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.

3'2" x 8'6" [0.98m x 2.6m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains shower. Extractor

fan, spotlights and chrome ladder style radiator.

### BEDROOM TWO

10'8" x 11'10" [max] x 9'9" [min] [3.27m x 3.63m [max] x 2.98m [min]]

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

### BEDROOM THREE

7'6" x 9'0" [2.3m x 2.75m]

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

### BATHROOM/W.C.

5'6" x 6'9" [1.7m x 2.07m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and mains overhead shower. UPVC double glazed frosted window to the front, extractor fan, spotlights and chrome ladder style radiator.

### OUTSIDE

To the front is a small slate area with steps to the front door and driveway running down the side of the property. To the rear is a good sized lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

### 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.

### 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.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.