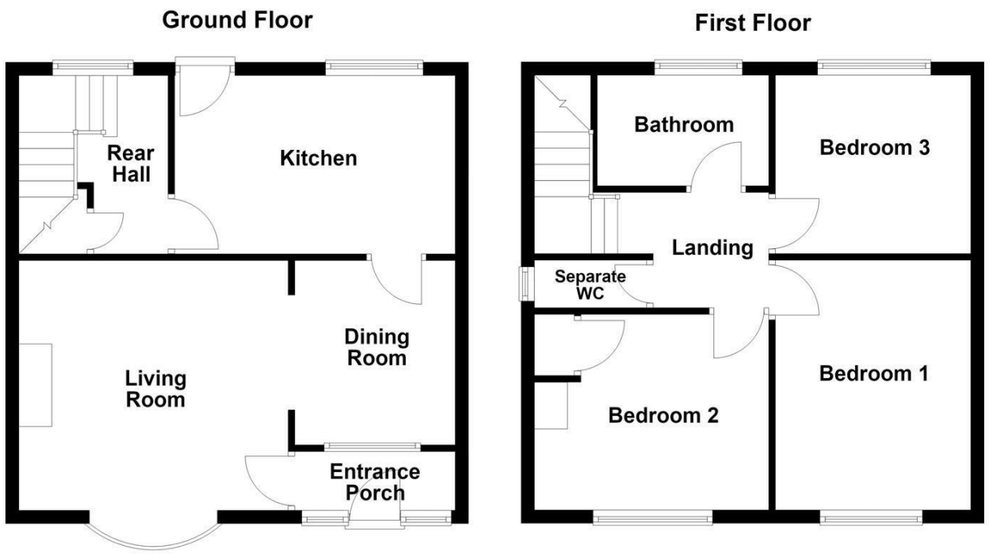
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





3 Willow Court, Featherstone, Pontefract, WF7 6BN

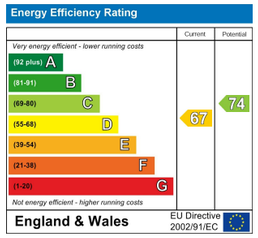
For Sale Freehold £250,000

Nestled within a sought after cul de sac in the popular North Featherstone area is this deceptively spacious three bedroom semi detached home. Offering well proportioned accommodation throughout, the property benefits from three good sized bedrooms, generous reception space, off road parking and gardens to both the front and rear, making it an ideal choice for first time buyers, professional couples and small families alike.

The accommodation briefly comprises an entrance porch leading into the living room, which provides access to both the dining room and an inner hallway. The dining room and hallway lead through to the kitchen, which in turn provides access to the rear garden. The inner hallway also benefits from useful storage and a staircase leading to the first floor. To the first floor are three well proportioned bedrooms, with bedroom two benefitting from a useful storage cupboard, together with the house bathroom and a separate WC. Loft access is also available from the separate WC. Externally, the property benefits from a tarmac driveway providing off road parking and leading to a single garage with an up and over door. To the rear is an attractive tiered garden incorporating lawned and artificial lawn areas, established shrubs and a paved patio, providing an ideal setting for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

North Featherstone is a convenient location for a range of buyers, with local shops, schools and everyday amenities within easy reach. A wider selection of facilities can be found in Featherstone town centre and the neighbouring towns of Pontefract and Castleford. Regular bus services operate nearby, whilst Featherstone railway station provides useful connections further afield. The M62 motorway network is also only a short drive away, making the property well placed for commuters.

An early viewing is highly recommended to fully appreciate the space and accommodation this attractive home has to offer.



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 PORCH
7'11" x 2'11" (2.43m x 0.90m)
UPVC double glazed front entrance door leading into the porch, with a door providing access to the living room and a UPVC double glazed window looking into the dining room. Coving to the ceiling.

LIVING ROOM
12'4" x 13'5" (3.78m x 4.10m)
UPVC double glazed bow window overlooking the front elevation, opening through to the dining room and door providing access to the rear hall. Coving to the ceiling, ceiling rose and central heating radiator. Feature multi fuel burning stove set on a marble hearth with matching surround and mantle.

DINING ROOM
8'0" x 8'6" (2.45m x 2.60m)
Door providing access to the kitchen, UPVC double glazed window looking into the entrance porch, central heating radiator, coving to the ceiling and ceiling rose.



KITCHEN
13'11" x 8'10" (4.25m x 2.70m)
Fitted with a range of Shaker style base units with laminate work surfaces over, incorporating a 1.5 bowl composite sink and drainer with mixer tap. Five ring gas hob with partial stainless steel splashback and stainless steel extractor hood above, together with an integrated oven. Further integrated appliances include a dishwasher, washing machine and under counter fridge and freezer. UPVC double glazed window overlooking the rear elevation and UPVC double glazed door providing access to the rear garden. Coving to the ceiling and central heating radiator.



REAR HALL
8'11" x 7'7" (2.73m x 2.33m)
UPVC double glazed window overlooking the rear elevation, useful understairs storage cupboard, coving to the ceiling and central heating radiator. Staircase providing access to the first floor landing.

FIRST FLOOR LANDING
5'11" x 5'6" (1.81m x 1.70m)
Coving to the ceiling, central heating radiator and doors providing access to three bedrooms, the house bathroom and separate W.C.

BEDROOM ONE
12'10" x 9'11" (3.92m x 3.03m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

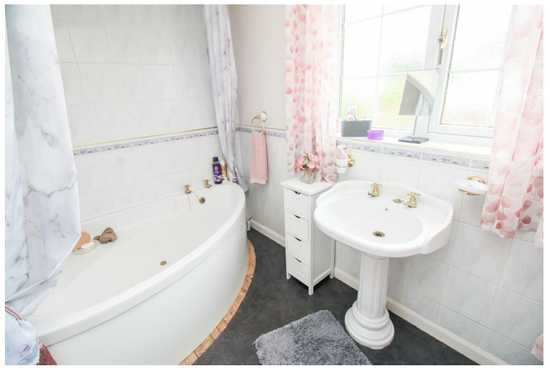


BEDROOM TWO
9'8" x 11'7" (2.96m x 3.55m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, dado rail, central heating radiator and access to a useful storage cupboard.



BEDROOM THREE
8'8" x 9'10" (2.65m x 3.02m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and dado rail.

BATHROOM
5'6" x 7'11" (1.70m x 2.42m)
Frosted UPVC double glazed window overlooking the rear elevation, spotlights to the ceiling and central heating radiator. Fitted with a pedestal wash basin and panelled corner bath with electric shower attachment. Part tiled walls.



W.C.
2'8" x 5'9" (0.83m x 1.77m)
Loft access, frosted UPVC double glazed window overlooking the side elevation, tiling to the ceiling, low flush W.C. and part tiled walls.

OUTSIDE
To the front of the property is a lawned garden with a paved pathway leading to the front entrance. The property also benefits from a single mid-terrace garage with up and over door, together with a tarmac parking space positioned in front. The rear garden is arranged over two tiers. The lower tier incorporates a paved patio area, ideal for outdoor dining and entertaining. The upper tier is predominantly lawned with mature shrubbery and also includes an artificial lawned seating area.



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

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.