



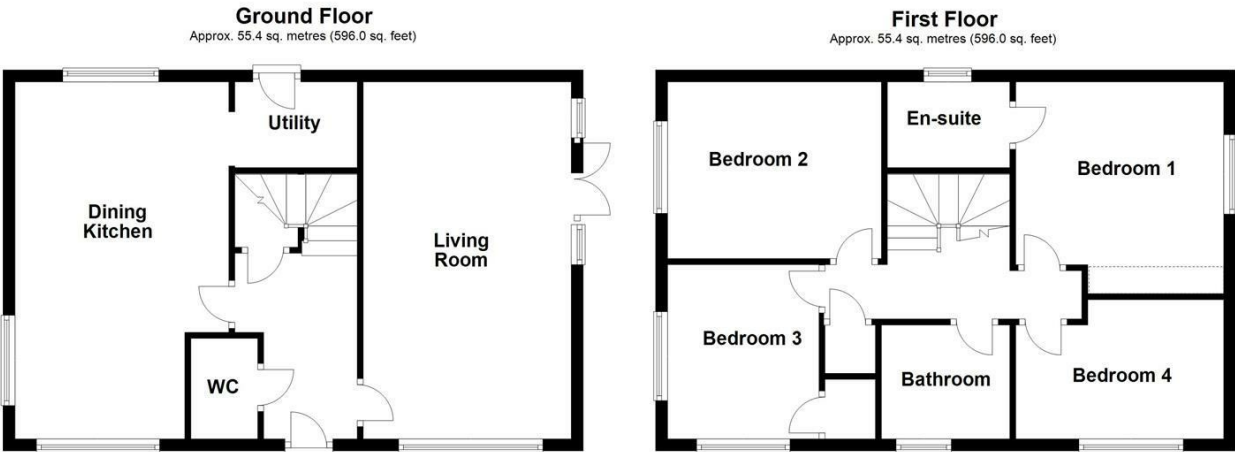
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HORBURY  
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NORMANTON  
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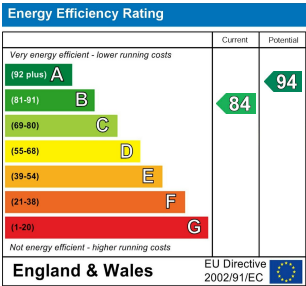
Total area: approx. 110.7 sq. metres (1192.0 sq. feet)

**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.



### 3 Miller Avenue, Featherstone, Pontefract, WF7 5QF

#### For Sale Freehold £340,000

This spacious and well presented four bedroom detached family home is situated on the sought after Taylor Wimpey development on Colliers Road in Featherstone, offering modern living, a low maintenance garden and excellent transport links.

The accommodation briefly comprises an entrance hall with useful understairs storage and access to a downstairs WC, leading through to a generous living room with UPVC patio doors opening onto the garden. There is also a contemporary breakfast kitchen diner fitted with integrated appliances, which in turn provides access to a separate utility room. The kitchen also houses the gas combination boiler. To the first floor, the landing provides loft access and leads to four bedrooms, including two well proportioned doubles, along with a modern three piece house bathroom. The principal bedroom benefits from its own en suite shower room. Externally, the property enjoys a fully flagged Indian stone garden to the side, designed for low maintenance and enclosed by a combination of timber fencing and brick walling. There is a tarmac driveway providing off road parking for two vehicles, leading to a detached garage with power, lighting and an up and over door.

The property is well placed for local amenities, schools and transport links, including Featherstone train station and convenient access to the motorway network.

Only a full internal inspection will fully appreciate all that this property has to offer. Early viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Accessed via a composite front door, with laminate flooring, central heating radiator, staircase to the first floor landing and access to understairs storage, cupboard housing the fuse box, downstairs W.C., living room and kitchen diner.

### W.C.

5'9" x 4'3" [1.76m x 1.32m]

Part tiled with tiled flooring, central heating radiator, low flush W.C., pedestal wash basin with mixer tap, chrome towel rail, spotlights to the ceiling and extractor fan.

### LIVING ROOM

19'7" x 10'11" [5.98m x 3.35m]

UPVC double glazed window to the front elevation and UPVC patio doors to the side garden, carpeted flooring and two central heating radiators.



### DINING KITCHEN

19'5" x 11'5" [5.93m x 3.49m]

Breakfast kitchen diner with laminate flooring, two central heating radiators, UPVC double glazed windows to the side and front elevations. Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated dishwasher, four ring gas hob with extractor, integrated double oven and integrated fridge freezer. Spotlights to the ceiling and access to the utility room.



### UTILITY ROOM

6'2" x 4'11" [1.88m x 1.51m]

Laminate flooring, central heating radiator, wall and base units with laminate work surfaces, spotlights to the ceiling, plumbed-in washing machine and composite door to the rear.

### FIRST FLOOR LANDING

Carpeted flooring, central heating radiator, loft access, airing cupboard housing the water tank and doors to four bedrooms and the house bathroom.

### BEDROOM ONE

9'8" x 11'4" [2.96m x 3.47m]

Carpeted flooring, central heating radiator, UPVC double glazed window to the side elevation, fitted wardrobes and access to the en suite.



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

6'6" x 4'2" [1.99m x 1.29m]

Tiled flooring and part tiled walls, wall mounted wash basin with mixer tap, low flush W.C., chrome ladder style radiator, shower cubicle with mixer shower, spotlights and extractor fan.



### BEDROOM TWO

11'8" x 9'4" [3.58m x 2.86m]

Carpeted flooring, central heating radiator and UPVC double glazed window to the side elevation.



### BEDROOM THREE

10'3" x 7'10" [3.14m x 2.41m]

Carpeted flooring, central heating radiator, UPVC double glazed windows to the front and side elevations and a storage cupboard.

### BEDROOM FOUR

11'4" x 7'3" [3.47m x 2.21m]

Carpeted flooring, central heating radiator and UPVC double glazed window to the front elevation.

### BATHROOM/W.C.

6'10" x 5'8" [2.09m x 1.75m]

Tiled flooring and part tiled walls, panel bath with shower attachment, wall mounted wash basin with mixer tap, low flush W.C., spotlights, extractor fan and frosted UPVC double glazed window to the front elevation.



### OUTSIDE

A tarmac driveway provides off road parking for two vehicles leading to a detached brick built garage with power, lighting and up and over door. There are gravelled areas to the front and side, along with a flagged pathway to the rear. To the side is a fully flagged Indian stone garden with raised planting, enclosed by brick walls and fencing.



### PLEASE NOTE

The vendor pays a service charge of £79.94 [pa] for maintenance of communal areas in Colliers Court.

### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.