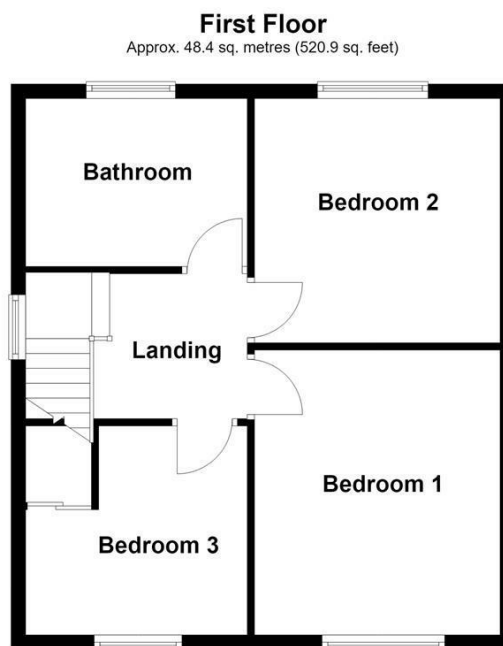


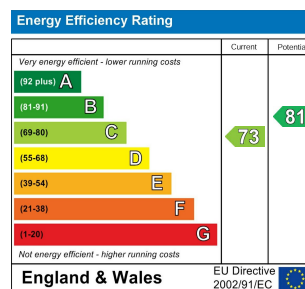


Total area: approx. 107.0 sq. metres (1152.1 sq. feet)

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.

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*

*your home may be repossessed if you do not keep up repayments on your mortgage



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.

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.

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.



PONTEFRAC T & CASTLEFORD
01977 798 844



For Sale Freehold £325,000

Situated in the popular town of Featherstone is this superbly presented three bedroom detached family home. Tastefully decorated throughout and occupying a generous plot, the property offers spacious and versatile accommodation, featuring three well proportioned bedrooms, multiple reception areas, vaulted ceilings, ample off road parking and an attractive enclosed rear garden enjoying pleasant field views.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor, useful understairs storage and access to both the kitchen and living room. The kitchen provides access to the side of the property, whilst the spacious living room flows through to the dining room. The dining room in turn leads to a versatile office/playroom, which benefits from access to a downstairs WC and the rear garden. To the first floor, the landing provides access to the loft space, three bedrooms and a well appointed four piece family bathroom. Externally, the front of the property features a substantial tarmac driveway providing off road parking for several vehicles, complemented by attractive planted borders and enclosed by timber fencing with double gates providing access. One side of the property leads to a patio seating area, whilst the other provides additional parking and access to the semi detached garage, which benefits from an electric roller door, power and lighting. The rear garden is a particular feature of the property, offering a generous lawned area together with a raised paved patio, creating an excellent space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets, whilst also enjoying pleasant open views across neighbouring fields.

Featherstone is a popular location for a range of buyers, particularly families, with a variety of shops, schools and amenities available nearby and within walking distance of the town centre. Regular bus services operate locally, whilst Featherstone railway station provides convenient links to Leeds, Sheffield and surrounding areas. The A1 and M62 motorway networks are also within easy reach, making the property ideal for commuters.

An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

ENTRANCE HALL

Entered via a frosted UPVC double glazed front door with matching side window. The welcoming entrance hall features a dado rail, central heating radiator, stairs leading to the first floor landing with understairs storage beneath, a door through to the kitchen and double doors leading into the living room.

LIVING ROOM

15'1" x 14'3" (4.60m x 4.36m)
A spacious reception room with a UPVC double glazed box bay window to the front elevation, central heating radiator, dado rail and a decorative fireplace with tiled hearth and wooden mantel. Double doors lead through to the dining room.



DINING ROOM

11'0" x 11'0" (3.37m x 3.36m)
With a serving hatch through to the kitchen, dado rail, central heating radiator and an opening through to the office/playroom.



OFFICE/PLAYROOM

6'7" x 9'4" (2.02m x 2.85m)
A versatile reception room featuring a chrome style radiator, UPVC double glazed window to the side elevation, internal window looking into the kitchen, UPVC double glazed French doors opening onto the rear garden, inset ceiling spotlights and a lantern style skylight. A pocket door leads through to the downstairs W.C.



W.C.

6'7" x 2'6" (2.01m x 0.78m)
Fitted with a low flush W.C. and wall mounted wash hand basin with mixer tap and tiled splashback. The room also benefits from an extractor fan and a UPVC double glazed window to the side elevation.

KITCHEN

13'3" x 10'2" (4.05m x 3.10m)
Fitted with a range of modern shaker style wall and base units with work surfaces over incorporating a composite sink and drainer with mixer tap. There is tiled splashback, space for a range style cooker with stainless steel extractor hood above, plumbing for a washing machine and tumble dryer, and space for an American style fridge freezer. Additional features include a chrome style radiator, UPVC double glazed box bay window to the rear elevation and a composite side entrance door with double glazed panel.

FIRST FLOOR LANDING

6'6" x 10'2" (2.00m x 3.10m)
A vaulted style ceiling, UPVC double glazed window to the side elevation, ceiling rose, loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 11'1" (3.96m x 3.38m)
A well proportioned double bedroom with vaulted ceiling, UPVC double glazed window to the front elevation, dado rail and central heating radiator.



BEDROOM TWO

11'3" x 11'1" (3.45m x 3.38m)
Vaulted ceiling, UPVC double glazed window to the rear elevation, dado rail and central heating radiator.



BEDROOM THREE

10'2" x 9'5" (3.10m x 2.88m)
UPVC double glazed window to the front elevation, vaulted ceiling, central heating radiator and fitted wardrobe style storage cupboard above the bulkhead with sliding mirrored doors.

BATHROOM/W.C.

10'0" x 7'7" (3.06m x 2.32m)
Vaulted style ceiling, low flush WC, Pedestal Wash basin with mixer tap, stand alone bath with mixer tap and separate shower cubicle with mains fed overhead shower and attachment with glass shower screen. Half tiling, ladder style central heating radiator and UPVC double glazed window to the rear.



OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for several vehicles, enclosed by walls and iron railings with timber double gates providing access. The driveway continues to the side of the property where access is provided to a single semi-detached garage with electric roller door, power and lighting. To the opposite side is a paved seating area, ideal for outdoor dining and entertaining, with a timber gate leading through to the main rear garden. The rear garden enjoys further paved patio areas, raised pebble beds with railway sleeper borders and a generous lawned garden. Fully enclosed by walls and timber fencing, the garden is ideal for both pets and children and enjoys attractive field views to one side.



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.