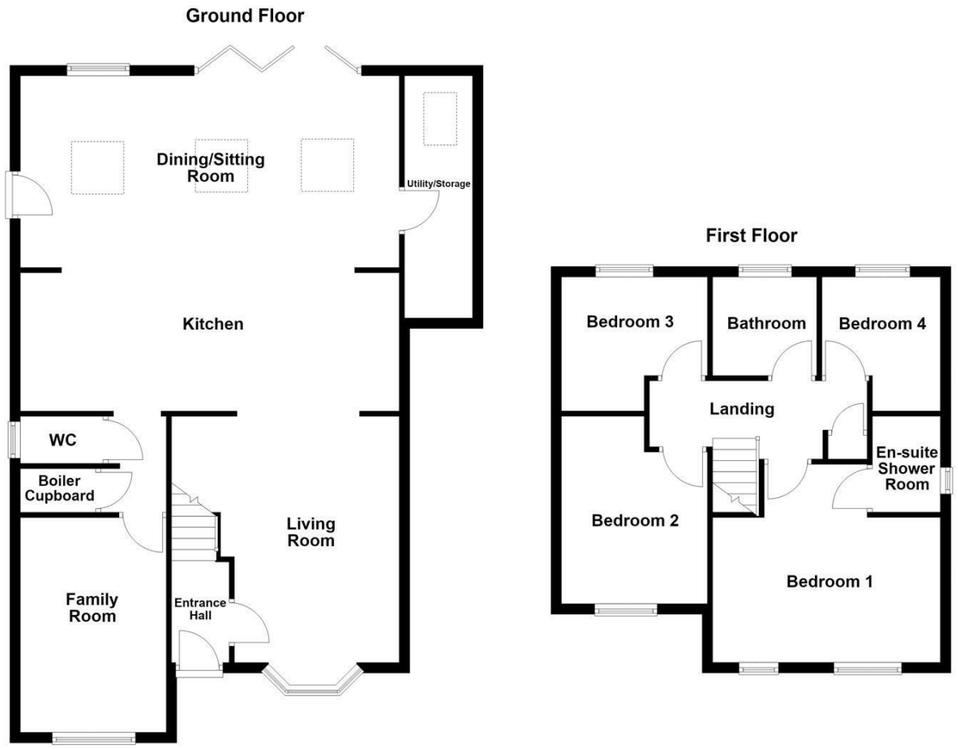
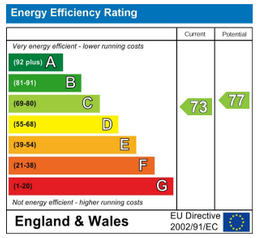


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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17 Chestnut Close, Featherstone, Pontefract, WF7 6NQ

For Sale Freehold £385,000

Situated within an attractive modern development in the popular town of Featherstone is this beautifully presented four bedroom detached family home, offering spacious and versatile accommodation throughout. Boasting multiple reception rooms, a modern fitted kitchen, four well proportioned bedrooms, ample off road parking and an attractive enclosed rear garden, this impressive property provides an excellent setting for modern family living and entertaining.

The accommodation briefly comprises a welcoming entrance hall leading into a comfortable living room, together with a well appointed kitchen and a separate dining/sitting room, providing an ideal space for family meals and entertaining. A further family room offers additional versatility, perfect as a playroom, home office or additional reception space. The ground floor also benefits from a useful utility/storage room, an inner hallway, a convenient downstairs WC and a further storage room housing the boiler. To the first floor, the landing provides access to four generously proportioned bedrooms, including the principal bedroom with its own en suite shower room, together with a contemporary family bathroom. Externally, the property enjoys an extensive driveway to the front, providing ample off road parking for several vehicles. To the rear is an attractive enclosed garden, thoughtfully designed for low maintenance living and outdoor enjoyment. Featuring an artificial lawn and paved patio seating area, the garden provides an inviting setting for al fresco dining, entertaining and family relaxation.

Conveniently positioned within the popular town of Featherstone, the property is within easy reach of a range of local amenities, including shops, schools and traditional public houses. A wider selection of shopping, leisure and recreational facilities can be found in the nearby towns of Pontefract and Castleford, together with Wakefield city centre. Regular bus services operate nearby, while Featherstone railway station provides connections to the wider region. The M62 motorway network is also readily accessible, making this an ideal location for those commuting further afield.

Offering an excellent combination of generous accommodation, flexible living spaces and attractive outdoor areas, this superb detached residence is ideally suited to growing families seeking a home with space to enjoy. An early internal viewing is highly recommended to fully appreciate the quality, versatility and appeal this wonderful property has to offer.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted glazed panel leading into the entrance hall. Column style central heating radiator and staircase providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM
15'5" x 14'5" (4.70m x 4.40m)
UPVC double glazed bay window overlooking the front elevation. Two central heating radiators and coving to the ceiling. Feature media wall style television area with LED spotlighting. Opening through into the kitchen.



KITCHEN
23'9" x 8'8" (7.25m x 2.65m)
Fitted with a contemporary range of Shaker style wall and base units with a combination of oak and quartz work surfaces over. Central island with matching Shaker style base units and ceramic double Belfast sink with mixer tap. Five ring gas hob with extractor hood above and tiled splashbacks. Integrated double oven, integrated wine cooler and integrated dishwasher. Space and plumbing for an American style fridge freezer. Inset spotlights to the ceiling. Openings provide access into the dining/sitting room and further hallway.

DINING/SITTING ROOM
24'5" x 12'0" (7.45m x 3.67m)
Three Velux style roof windows providing additional natural light. UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door providing access to the side. Bi-folding doors open directly onto the rear garden, creating an excellent indoor/outdoor entertaining space. Two column style central heating radiators and inset spotlights to the ceiling. Door providing access into the utility/storage room.



UTILITY/STORAGE ROOM
15'5" x 4'3" (4.70m x 1.30m)
Velux style roof window, inset spotlights and extractor fan. Space and plumbing for a washing machine and tumble dryer.

HALLWAY
Access to the downstairs W.C., boiler/storage cupboard and family room.

W.C.
5'1" x 2'11" (1.56m x 0.90m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a two piece suite comprising low flush W.C. and ceramic wash basin set within a vanity unit with storage below, mixer tap and tiled splashback. Central heating radiator.

BOILER/STORAGE CUPBOARD
4'5" x 2'7" (1.36m x 0.80m)
Useful storage cupboard housing the Ideal boiler. Inset spotlight to the ceiling.

FAMILY ROOM
13'4" x 8'1" (4.08m x 2.48m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and inset spotlights to the ceiling.



FIRST FLOOR LANDING
Loft access and column style central heating radiator. Access to a useful storage cupboard. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
14'5" x 12'10" (4.40m x 3.92m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and decorative wall panelling. Fitted wardrobe. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
6'1" x 5'2" (1.86m x 1.60m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, and shower enclosure with mains fed overhead shower, separate shower attachment and glazed shower screen. Half tiled walls, inset spotlights, LED mirror and chrome ladder style heated towel radiator.



BEDROOM TWO
10'0" x 8'4" (3.05m x 2.55m)
UPVC double glazed window overlooking the front elevation. Column style central heating radiator and fitted wardrobes.

BEDROOM THREE
8'4" x 8'4" (2.56m x 2.55m)
UPVC double glazed window overlooking the rear elevation. Column style central heating radiator.

BEDROOM FOUR
8'4" x 8'4" (2.55m x 2.55m)
UPVC double glazed window overlooking the rear elevation. Column style central heating radiator.

HOUSE BATHROOM
6'6" x 6'0" (2.00m x 1.85m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and panelled bath with mixer tap, mains fed overhead shower, separate shower attachment and glazed shower screen. Fully tiled walls, inset spotlights, extractor fan and chrome ladder style heated towel radiator.



OUTSIDE
To the front is a low maintenance resin driveway providing off road parking for three to four vehicles. To the rear is a low maintenance enclosed garden incorporating artificial lawn and a stone paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by walling and timber fencing with mature shrubs and trees throughout.



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.