



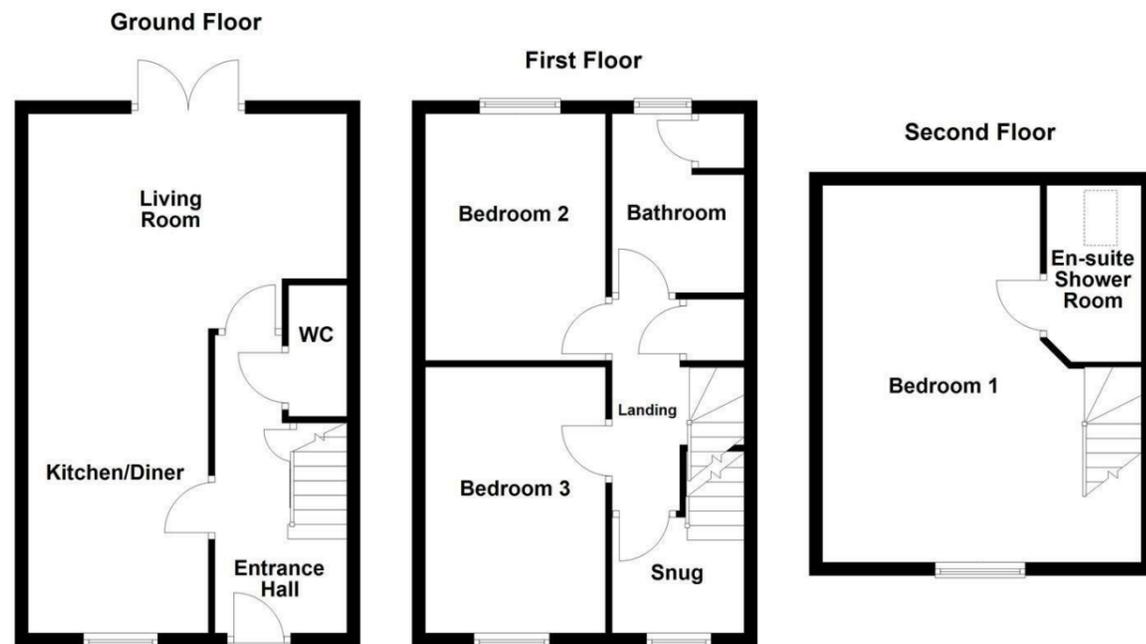
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01924 291 294

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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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01977 798 844



23 Larkspur Drive, Featherstone, Pontefract, WF7 5FF

For Sale Freehold £235,000

Nestled within a sought after cul-de-sac on this modern development in Featherstone, is this superbly presented and tastefully decorated three bedroom end townhouse. Offering accommodation arranged over three floors, the property boasts generous and versatile reception space, with a pleasant green to the front and off road parking, this attractive home is one not to be missed.

The accommodation briefly comprises an entrance hall with stairs leading to the first floor, useful understairs storage and doors to the downstairs WC, kitchen diner and living room, with the kitchen diner open to the living area which in turn provides access to the rear garden. To the first floor landing there is access to bedrooms two and three, a storage cupboard and the house bathroom, which houses the Ideal boiler and water tank. A further door leads to a snug area with stairs rising to the second and final floor, where the principal bedroom is located, benefiting from en-suite shower facilities and loft access. To the front of the property is a low maintenance garden laid with artificial lawn and a paved pathway leading to the entrance, enclosed by wall and iron railings with a gate providing access. A tarmac driveway to the side provides tandem off road parking, and the property enjoys an outlook over a maintained green area to the front, which is covered by a service charge. The rear garden is also designed for ease of maintenance, being mainly laid with artificial lawn and incorporating a paved patio area ideal for outdoor dining and entertaining, with a timber canopy over. The garden is fully enclosed by walls and timber fencing, making it ideal for both pets and children.

Featherstone is a popular and convenient location for a wide range of buyers, including first-time purchasers, growing families and professional couples. The property is well placed for local shops, schools and amenities within walking distance, along with excellent access to neighbouring centres including Wakefield, Pontefract and Castleford. Featherstone itself benefits from regular bus routes and its own railway station providing links to larger cities such as Leeds and Sheffield, while the M62 motorway is only a short drive away for those needing to travel further afield.

Only a full internal inspection will truly appreciate the quality, space and presentation this fantastic home has to offer, and an early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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.

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ACCOMMODATION

ENTRANCE HALL

6'6" x 14'9" [max] x 3'4" [min] [2.0m x 4.52m [max] x 1.03m [min]]

Composite front door with double glazed panel leading in, central heating radiator, stairs providing access to the first floor landing with understairs storage, spotlighting to the ceiling and doors leading to the kitchen diner, living room and downstairs WC.

DOWNSTAIRS W.C.

6'6" x 2'1" [2.0m x 0.90m]

Central heating radiator, low flush WC and pedestal wash hand basin.

KITCHEN DINER

15'3" x 8'11" [4.65m x 2.73m]

UPVC double glazed window to the front, opening through to the living room, central heating radiator and extractor fan. Fitted with a range of modern wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, splashback, induction hob with partial stainless steel splashback and extractor above, integrated oven, plumbing for washing machine and dishwasher and space for a fridge freezer.

LIVING ROOM

10'7" x 15'10" [max] x 12'7" [min] [3.23m x 4.85m [max] x 3.86m [min]]

Fitted shelving unit, central heating radiator, door leading back through to the entrance hall and a set of UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING

Central heating radiator, access to storage cupboard and doors leading to two bedrooms, house bathroom and snug.

BEDROOM TWO

13'1" x 8'11" [4.0m x 2.73m]

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



BEDROOM THREE

12'4" x 8'11" [3.77m x 2.73m]

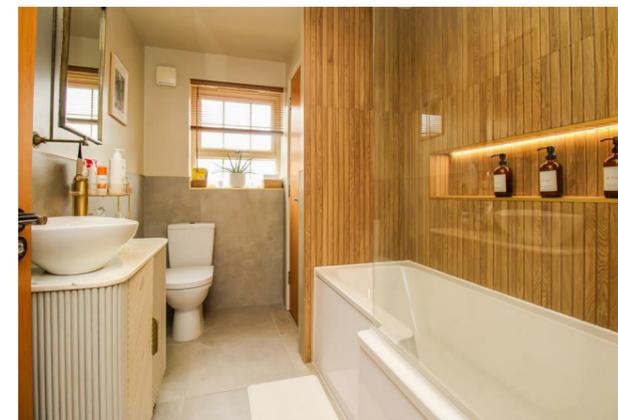
UPVC double glazed window to the front, central heating radiator and fitted Sharps wardrobes.



BATHROOM

6'2" x 8'11" [max] x 3'8" [min] [1.88m x 2.73m [max] x 1.14m [min]]

Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator and storage cupboard housing the Ideal boiler and water tank. Low flush WC, wash hand basin built into a storage unit with mixer tap and marble effect work surface, 'P' shaped bath with mixer tap, shower over and glass shower screen, inset LED shelf and partial tiling in panelled style.



SNUG

6'8" x 5'8" [2.04m x 1.75m]

Staircase providing access to the second floor [bedroom one], central heating radiator and UPVC double glazed window to the front.

BEDROOM ONE

15'10" x 18'11" [max] x 5'7" [min] [4.85m x 5.77m [max] x 1.72m [min]]

UPVC double glazed window to the front, two central heating radiators, loft access, fitted wardrobes with sliding mirrored doors and door leading to the en suite shower room.



EN SUITE SHOWER ROOM

4'7" x 8'9" [max] x 4'1" [min] [1.41m x 2.67m [max] x 1.26m [min]]

Spotlights to the ceiling, extractor fan, central heating radiator, Velux skylight, low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with mains fed shower and glass screen, tiled surround.



OUTSIDE

To the front of the property is a low maintenance garden mainly laid with artificial lawn and paved pathway leading to the front door, with walled and railed surround and gate providing side access. A tarmac driveway in tandem style provides off street parking for two vehicles. The property overlooks a green area with shrubbery maintained via a service charge. To the rear of the property is a low maintenance garden, mainly artificial lawn with a paved patio area ideal for outdoor dining and entertaining, timber canopy and fully enclosed by walls and timber fencing, making it ideal for pets and children.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Having originally moved to Featherstone from out of the area, we intended to stay for 'a few' years, but ended up staying for 9! We love this house. We love the space, the layout, the quiet little square we're located in, the green areas throughout the development, the relationship we have with our neighbours and the location of the house itself. We have spent many a day taking a leisurely walk to Nostell Priory via the fields immediately next to the house, and shorter, daily walks to Purston Park and the public footpaths beyond. Having been the only occupants of this fantastic house, it will be an emotional goodbye, but the time has come to move closer to our family and friends."

PLEASE NOTE - MAINTENANCE CHARGE

Payment is taken bi-annually, between £70-90 each time. There is a shared responsibility with 3 other households for a small section of road leading to our parking area - this is only applicable if maintenance is required. The current vendors have said 'we have never encountered any issues and so never had to arrange or pay for any maintenance.'

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.