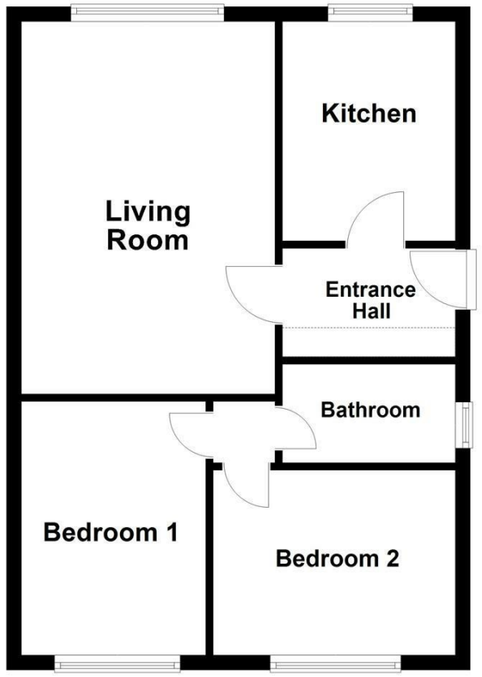
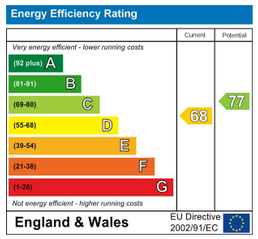
Ground Floor





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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

18 Maxwell Street, Featherstone, Pontefract, WF7 5BN

For Sale Freehold £180,000

Introducing to the market is this two bedroom semi detached true bungalow benefitting from driveway with detached garage and lawned gardens to the front and rear.

The property briefly comprises of the entrance hall, kitchen, living room, bathroom and two double bedrooms. Outside to the front is a lawned garden and driveway leading through double gates to the single detached garage. Whilst to the rear is an enclosed laid to lawn garden.

Situated in the popular town of Featherstone, which enjoys excellent transport links by way of local bus services and is within walking distance of the train station. There is a wealth of local amenities as well as a number of well regarded local schools.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC Side entrance door, range of fitted wardrobes, central heating radiator, loft access and doors to the kitchen and living room.

KITCHEN
7'6" x 9'7" (2.31m x 2.94m)
Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated cooker, four ring induction hob and extractor fan. Integrated fridge/freezer, space and plumbing for a washing machine and UPVC double glazed windows to the front elevation.

LIVING ROOM
11'5" x 18'11" (3.48m x 5.79m)
UPVC double glazed window to the front elevation, fireplace with feature surround, two central heating radiators and access providing access to the bathroom and two bedrooms.

BATHROOM/W.C.
4'3" x 7'9" (1.32m x 2.38m)
Low flush w.c., pedestal wash basin and panelled bath with overhead shower attachment. Tiled walls and floor, central heating radiator, chrome hand rail and UPVC double glazed frosted window to the side elevation.

BEDROOM ONE
11'2" x 8'3" (3.42m x 2.53m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM TWO
10'9" x 8'3" (3.30m x 2.52m)
UPVC double glazed window to the rear elevation and central heating radiator.

OUTSIDE
To the front is a lawned garden and block paved driveway leading to the single detached garage with up and over door, power and light. To the rear is a lawned garden, enclosed by timber fencing.

TENURE
This property is freehold.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.