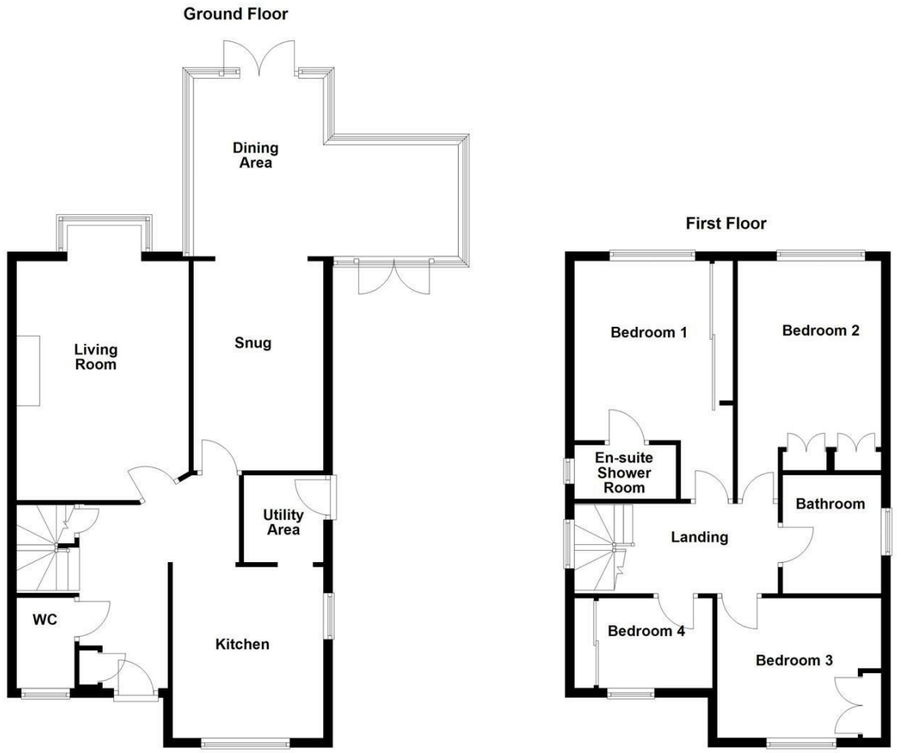
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4 Park Court, Featherstone, Pontefract, WF7 6EE

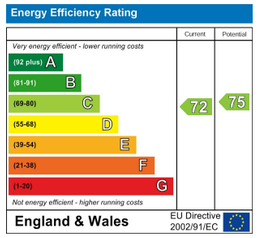
For Sale Freehold £449,995

This spacious and extended four bedroom family home is situated in the sought after semi rural area of North Featherstone, occupying a pleasant position within a small courtyard of only a few select properties.

The accommodation is arranged over two floors and briefly comprises to the ground floor an entrance hall, cloakroom and a stylish modern kitchen fitted with a range of high specification integrated appliances. There is a generous lounge together with an impressive open plan living dining area, forming part of the extension, with doors opening out to the rear garden. A useful utility area is also accessed from the kitchen. To the first floor, there are four well proportioned bedrooms, all benefitting from fitted wardrobes. The principal bedroom enjoys en suite facilities, with a further bedrooms served by a stylish house bathroom. Externally, the property sits on a generous plot with a large driveway providing ample off road parking, leading to a detached double garage. The gardens wrap around the property and are designed for low maintenance, being fully enclosed and ideal for outdoor use.

The property is conveniently located close to local amenities and enjoys excellent transport links, with easy access to the M62 motorway network and good connections to Pontefract, Wakefield and Leeds for those commuting.

Finished to a high standard throughout, the property offers ready to move into accommodation, perfectly suited to family living.



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.

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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.

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.



ACCOMMODATION

ENTRANCE HALL
A welcoming entrance hall with composite double glazed front entrance door, stairs rising to the first floor and useful under stairs storage cupboard. There is also a further storage cupboard, central heating radiator andlaminate flooring and ceiling spotlights. Doors lead through to the downstairs W.C, lounge and kitchen with the open plan living and dining accommodation extending beyond.

W.C.
3'4" x 6'2" (1.04m x 1.88m)
A useful downstairs cloakroom fitted with a modern two piece suite comprising low flush W.C. and vanity unit with wash hand basin and chrome mixer tap. There is a frosted double glazed window, central heating radiator, vinyl flooring and ceiling spotlights.

KITCHEN
12'4" x 10'7" (3.77m x 3.23m)
A stylish range of wall and base units with complementary granite work surface incorporating inset sink with drainer and chrome swan neck instant hot water tap. Five ring gas hob with extractor above and a range of integrated appliances including Smeg double oven and microwave, integrated 50/50 fridge freezer, additional under counter fridge and full size Hotpoint dishwasher. Breakfast bar with downlighting, spotlights to the ceiling, coving, two central heating radiators and UPVC double glazed windows to the front and side. Open archway leading to the utility area.

UTILITY ROOM
6'4" x 5'7" (1.94m x 1.71m)
Fitted with a range of wall and base units incorporating a Belfast sink with swan neck mixer tap. Space and plumbing for a washing machine and dryer, central heating radiator, spotlights to the ceiling and vinyl flooring. Combination boiler housed here. Side facing UPVC double glazed window and composite door leading outside.

LOUNGE
12'5" x 16'6" (3.79m x 5.04m)
Rear facing UPVC double glazed bay window, two central heating radiators, television point and feature fireplace with timber mantel and inset log burning stove. Vinyl flooring and spotlights to the ceiling. Open plan access through to the additional seating area.



SITTING AREA
12'8" x 9'0" (3.87m x 2.75m)
Open plan space with vinyl flooring, coving to the ceiling, spotlights and central heating radiator. Leading through to the dining room extension.

DINING ROOM EXTENSION
12'8" x 19'0" (3.88m x 5.81m)
UPVC double glazed construction with French doors and windows to both front and rear aspects. Spotlights to the ceiling, double central heating radiator and vinyl flooring, creating a bright and spacious dining area.



FIRST FLOOR LANDING
UPVC double glazed window to the side, central heating radiator, loft access and spotlights to the ceiling. Doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
11'7" x 7'3" (3.55m x 2.21m)
Rear facing UPVC double glazed window, central heating radiator and fitted wardrobes with sliding doors and feature lighting. Door leading to the en suite.



EN SUITE SHOWER ROOM/W.C.
3'9" x 7'4" (1.15m x 2.24m)
Walk-in shower with dual head mains fed shower, low flush W.C., pedestal wash basin, fully tiled walls and floor, chrome heated towel radiator and side facing UPVC double glazed frosted window.

BEDROOM TWO
14'5" x 9'8" (4.41m x 2.95m)
Rear facing UPVC double glazed window, fitted wardrobes and double central heating radiator.



BEDROOM THREE
11'0" x 9'2" (3.37m x 2.80m)
Front facing UPVC double glazed window, fitted wardrobes, wood effect flooring and double central heating radiator.

BEDROOM FOUR
6'3" x 8'9" (1.91m x 2.67m)
Front facing UPVC double glazed window, fitted wardrobes, wood effect flooring and central heating radiator.

HOUSE BATHROOM/W.C.
6'11" x 8'4" (2.13m x 2.56m)
A well appointed four piece bathroom suite comprising; free standing bath, corner shower unit with mains shower inset, low flush WC and vanity unit with wash hand basin over and storage. Rear facing UPVC double glazed window, full tiling and vertical style radiator.



OUTSIDE
To the front, there is a generous block paved driveway providing ample off street parking, along with a detached double brick built garage. Gated access leads down the side of the property to a low maintenance paved area, with further gates opening to the rear garden. The rear garden is enclosed and offers a good degree of privacy, incorporating a paved patio seating area, raised deck with hot tub and an artificial lawn, all enclosed by fencing and walls.



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

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.