



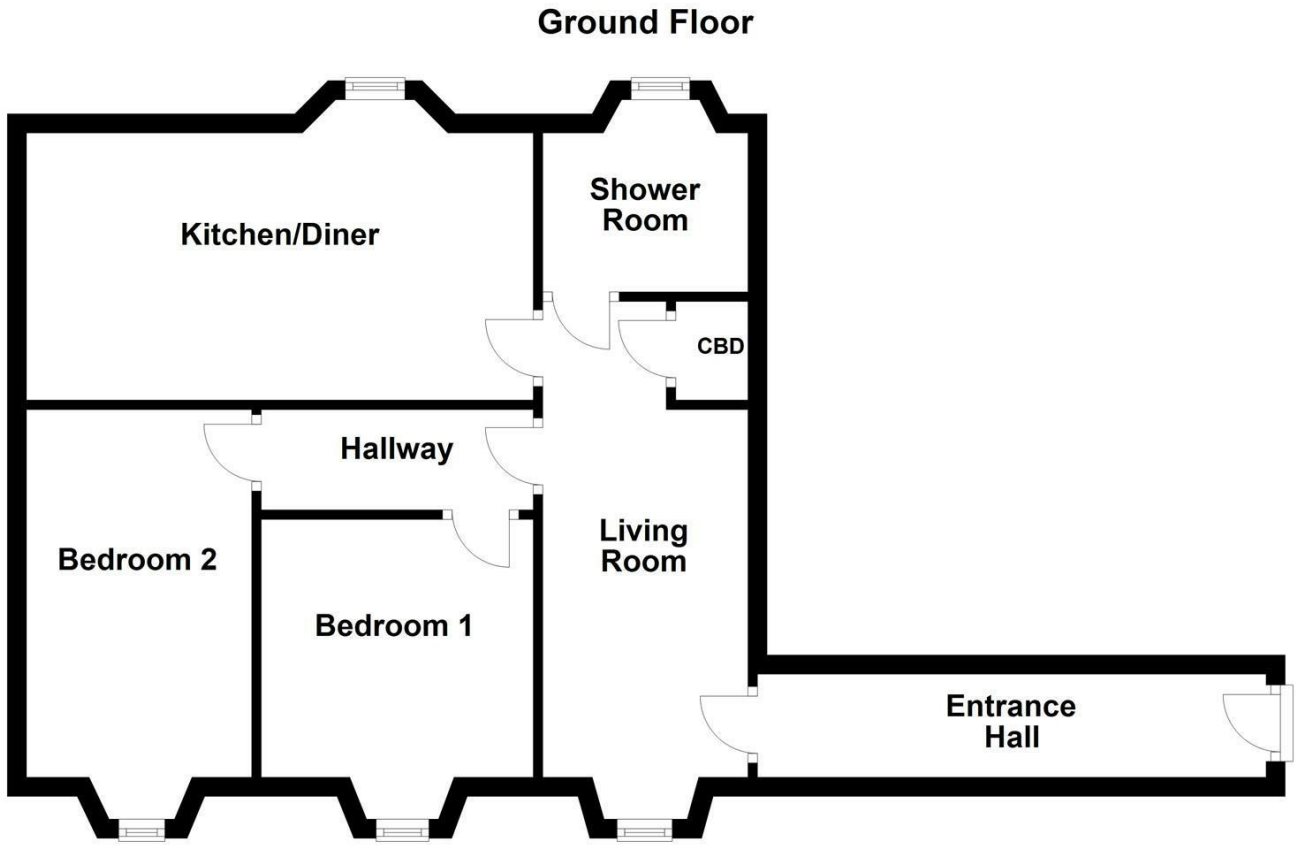
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Flat 5 Ackworth Road, Featherstone, Pontefract, WF7 5LU

For Sale Leasehold £110,000

Situated on the idyllic location of Purston Park is this two bedroom ground floor apartment benefitting from well proportioned accommodation, views over Purston Park and close proximity to Featherstone town centre.

The property briefly comprises of the entrance hall, living room, hallway leading to the kitchen/diner, shower room/w.c., storage cupboard and a further hallway leading to two bedrooms. There are communal gardens and allocated parking.

Featherstone is aptly placed for all local amenities including shops and schools, with main bus routes to and from neighbouring towns such as Pontefract and Wakefield. Featherstone benefits from its own railway station and the M62 motorway is only a short drive away.

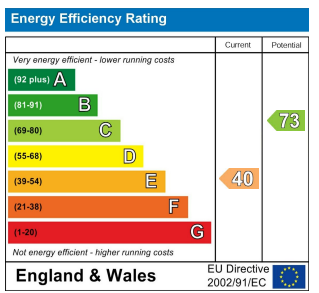
This property would make an ideal property for a range of buyers such as the first time buyer or those looking to downsize. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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.

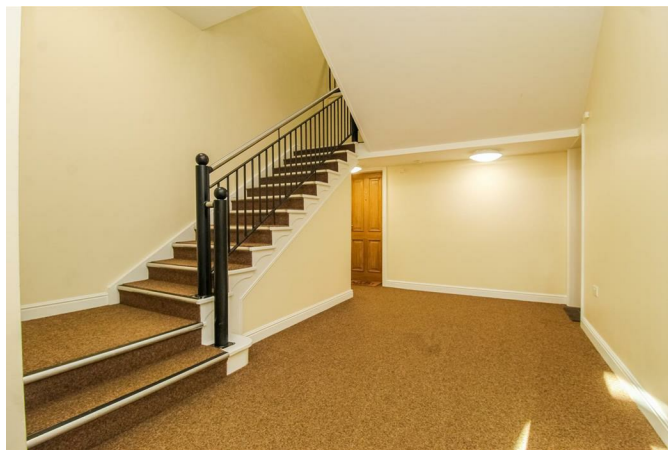


ACCOMMODATION

ENTRANCE HALL

17'6" x 3'3".26'2" [5.35m x 1.0.8m]

Door to the living room.



LIVING ROOM

71" x 16'10" (max) x 127" (min) [2.16m x 5.15m (max) x 3.85m (min)]

Timber framed double glazed sash window to the front, doors to the further hallway, storage cupboard, shower room/w.c. and kitchen/diner. Wall mounted heater.



KITCHEN/DINER

174" x 8'11" [5.29m x 2.73m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, four ring electric hob with stainless steel extractor hood above, integrated oven, space and plumbing for a fridge/freezer and integrated washing machine. Timber framed double glazed sash window to the rear, spotlights to the ceiling and wall mounted heater.



SHOWER ROOM/W.C.

6'11" x 5'5" [2.11m x 1.67m]

Timber framed double glazed frosted sash window to the rear, spotlights to the ceiling, extractor fan, ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen.



HALLWAY

Access to two bedrooms.

BEDROOM ONE

8'9" x 9'4" [2.69m x 2.85m]

Wall mounted heater and timber framed double glazed sash window to the front.



BEDROOM TWO

7'7" x 12'6" [2.32m x 3.83m]

Timber framed double glazed sash window to the front and wall mounted heater.

OUTSIDE

There are communal lawned gardens and allocated parking.



LEASEHOLD

The service charge is £2,573.62 [pa] and ground rent £327.45 [pa] The remaining term of the lease is 109 years [2024]. A copy of the lease is held on our file at the Normanton office.

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.