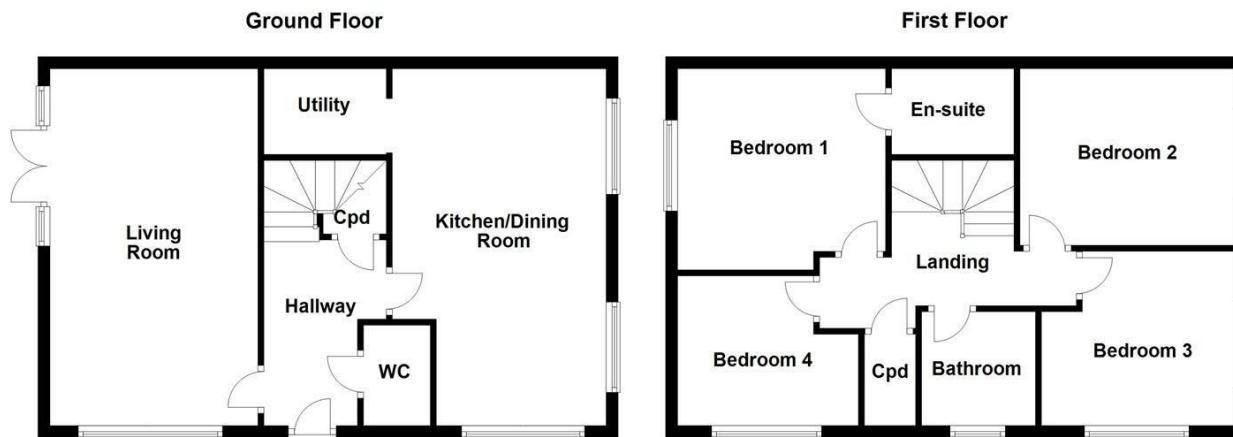




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10 Stanley Main Avenue, Featherstone, Pontefract, WF7 5PR

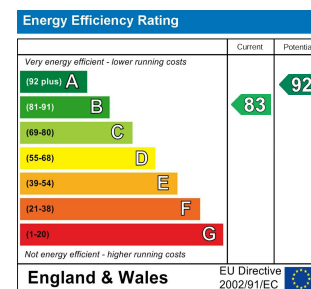
For Sale Freehold Offers In Excess Of £310,000

Situated on this sought after modern development in Featherstone is this deceptively spacious four bedroom detached family home benefitting from well proportioned accommodation, off road parking, single garage and attractive side garden.

The property briefly comprises of the entrance hall with under stairs storage, living room, kitchen/diner with utility room and downstairs w.c. The first floor landing leads to four bedrooms (with bedroom one boasting en suite facilities) and the house bathroom/w.c. Outside to the front there is a small lawned garden with planted features and a paved pathway to the front door. There is a side garden, mainly laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, with a canopy above and fully enclosed by timber fencing. To the side of the garden there is a tarmacadam driveway providing off road parking for two vehicles leading to the single semi detached garage.

Featherstone plays host to a range of amenities including good schools and shops, with local bus routes running to and from Wakefield and Pontefract. The M62 motorway link is only a short distance away, perfect for those looking to commuter further afield.

Finished to a high standard throughout, this attractive home deserves a full internal inspection to reveal all that's on offer at this quality home and an early viewing is highly recommended.



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.

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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ACCOMMODATION

ENTRANCE HALL

14'8" x 6'7" [max] x 3'8" [min] [4.49m x 2.02m [max] x 1.14m [min]]
Composite front door leading into the entrance hall. Central heating radiator and doors to the living room, kitchen/diner, downstairs w.c. and understairs storage cupboard. Stairs to the first floor landing.

W.C.

2'11" x 5'0" [0.89m x 1.54m]
Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and half tiled walls with large white floor tiles.

LIVING ROOM

11'3" x 19'8" [3.45m x 6.0m]
Set of UPVC double glazed French doors leading to the garden, UPVC double glazed window to the front, two central heating radiators and luxury vinyl plank flooring.



KITCHEN/DINER

19'6" x 11'7" [max] x 9'1" [min] [5.96m x 3.54m [max] x 2.77m [min]]
Range of modern wall and base units with wooden work surface over, sink and drainer with mixer tap and tiled splash back, five ring gas hob with extractor hood above. Integrated double oven, integrated dishwasher, integrated fridge/freezer and wine cooler. Spotlights to the ceiling, UPVC double glazed windows to the side and front, large white floor tiles, central heating radiator and an opening through to the utility room. The Ideal combi boiler is also housed in the kitchen.



UTILITY ROOM

6'7" x 4'8" [2.01m x 1.43m]
Modern wall and base units with wooden work surface over, large white floor tiles, central heating radiator, space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

Access to four bedrooms, the house bathroom and storage cupboard housing the water tank. Grey carpet and loft access.

BEDROOM ONE

11'5" x 9'11" [3.5m x 3.04m]
Central heating radiator, grey laminate flooring, UPVC double glazed window to the side, fitted wardrobes with sliding doors and access to the en suite shower room.



EN SUITE SHOWER ROOM

4'6" x 6'6" [1.39m x 2.0m]
Chrome ladder style radiator, tiled floor, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen.

BEDROOM TWO

9'9" x 11'10" [2.98m x 3.62m]
UPVC double glazed window to the side, grey laminate flooring and central heating radiator.



BEDROOM THREE

9'7" x 9'11" [max] x 8'6" [min] [2.93m x 3.03m [max] x 2.61m [min]]
Currently used as an office. UPVC double glazed windows to the side and front, grey laminate flooring and central heating radiator.

BEDROOM FOUR

10'1" x 8'3" [max] x 4'9" [min] [3.09m x 2.52m [max] x 1.45m [min]]
UPVC double glazed window to the front, grey laminate flooring and central heating radiator.

BATHROOM/W.C.

6'7" x 6'1" [2.02m x 1.87m]
UPVC double glazed frosted window to the front, tiled floor, chrome ladder style radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a small lawned garden with planted features and a paved pathway to the front door with doorbell and an outside light. There is a lawned side garden incorporating paved patio area, perfect for outdoor dining and entertaining purposes with canopy above, fully enclosed by timber fencing. Beyond the side garden there is a tarmac driveway providing off road parking for two vehicles and single semi detached garage with manual up and over door, as well as power and light. There is also a garden at other side of house on the right as you face the house which is laid to lawn and has shrubs towards the front.



PLEASE NOTE

There is a ground rent charge of £95.09 [per annum].

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.