



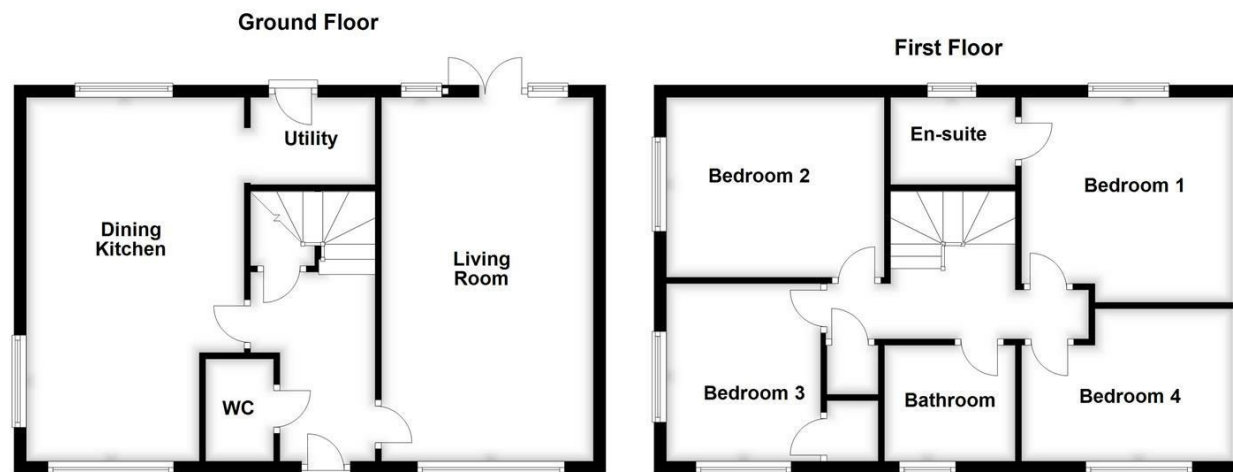
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HORBURY  
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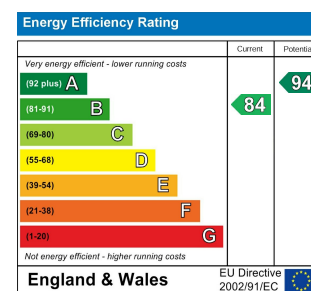
## 80 Colliers Road, Featherstone, Pontefract, WF7 5PG

For Sale Freehold £325,000

A recently completed four bedroom detached family home, yet to be lived in with driveway parking and garage, all situated in a good position within this well regarded development.

With a gas fired central heating system and sealed unit double glazed windows and the remainder of the ten year NHBC warranty, this substantial detached family home is approached via a central entrance hallway that has a guest w.c. off to the side. The living room is of good proportions having windows to the front and French doors to the rear. The kitchen has an adjoining dining area and is fitted to a good standard with integrated cooking facilities. An archway leads through into a separate utility room. To the first floor, the stylish family home has a principal bedroom with en suite shower room/w.c., as well as three further bedrooms all served by a family bathroom/w.c. Outside, the property has a lawned garden to the front with a further enclosed south facing garden to the rear, beyond which is a single garage as well as a driveway providing side by side parking spaces.

The property is situated in this popular residential development in the heart of Featherstone, within easy reach of the local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway network is readily accessible.



**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



#### ACCOMMODATION

##### RECEPTION HALL

Having a panelled front entrance door, stairs to the first floor and central heating radiator.

##### DINING KITCHEN

19'4" x 11'9" max [5.9m x 3.6m max ]

Windows to the front, side and rear. The kitchen area is fitted with an attractive range of contemporary style wall and base units with laminate worktops incorporating stainless steel sink unit. Four ring gas hob with stainless steel splashback and filter hood over, built in double oven and space for a tall fridge freezer.



##### UTILITY ROOM

6'6" x 4'7" [2.0m x 1.4m]

External door to the rear, fitted cupboards and space and plumbing for a washing machine.

##### DOWNSTAIRS W.C.

5'6" x 2'7" [1.7m x 0.8m]

Low suite w.c. and wash basin.

##### LIVING ROOM

19'4" x 11'5" [5.9m x 3.5m]

Window to the front, French doors to the rear and central heating radiator.



FIRST FLOOR LANDING

##### BEDROOM ONE

11'1" x 10'9" [3.4m x 3.3m]

Window overlooking the rear garden.



##### EN SUITE/W.C.

6'6" x 4'7" [2.0m x 1.4m]

Fitted with a three piece suite comprising shower cubicle, low suite w.c. and wash basin.



##### BEDROOM TWO

9'10" x 11'5" [3.0m x 3.5m]

Window to the side and central heating radiator.

##### BEDROOM THREE

9'6" x 8'2" [2.9m x 2.5m]

Windows to the front and side. Built in wardrobe.

##### BEDROOM FOUR

11'5" x 8'2" [max] [3.5m x 2.5m [max]]

Window to the front and central heating radiator.

##### FAMILY BATHROOM/W.C.

6'10" x 3'10" [2.1m x 1.19m]

Frosted window to the front, fitted with a three piece white and chrome suite comprising panelled bath, wall mounted wash basin and low suite w.c. Part tiled walls.



#### OUTSIDE

To the front the property has a good size lawned garden with a pathway leading to the front door. The driveway is situated around to the side of the house and leads up to a detached single garage. To the rear of the house there is a pleasant enclosed south facing lawned garden laid mainly to lawn with a paved patio seating area.



#### COUNCIL TAX BAND

The council tax band for this property is D

#### EPC RATING

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

#### 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.