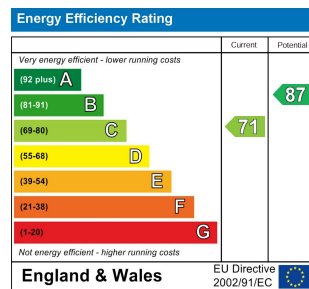


Total area: approx. 81.3 sq. metres (875.2 sq. feet)



**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,  
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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.



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**12 Westerman Close, Featherstone, Pontefract, WF7 6JH**

**For Sale Freehold Guide Price £220,000**

This attractive and modern three bedroom semi detached home is situated on a popular residential cul-de-sac within Featherstone.

The accommodation is set over two floors and the ground floor briefly comprises entrance vestibule, downstairs w.c., spacious lounge, modern fitted kitchen open to the dining area and a good size conservatory. To the first floor, there are three bedrooms, the main bedroom boasting an en suite shower room/w.c. There is also the house bathroom/w.c. Externally and to the front of the property there is a tarmac driveway with gravelled areas to the side providing additional parking. The property also benefits from a brick built semi detached single garage with ample parking for several vehicles. To the rear of the property there is a particularly good size enclosed rear garden, which is mainly lawned and provides an excellent setting for entertaining.

The property is presented in an excellent condition and will suit a range of buyers.

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## ACCOMMODATION

### ENTRANCE VESTIBULE

Side facing UPVC double glazed entrance door, vinyl tile effect flooring, double central heating radiator, coving to the ceiling, door through to the living area, door into the downstairs w.c.

### DOWNSTAIRS W.C.

5'5" x 4'5" [1.66m x 1.35m]

Low flush w.c., pedestal wash hand basin with tiled splashback, double central heating radiator, front facing UPVC double glazed glass window, tiled effect vinyl flooring, spotlights to the ceiling.

### LIVING ROOM

13'9" x 12'9" [4.2m x 3.9m]

Front facing UPVC double glazed window, double central heating radiator, feature marble fireplace with gas fire inset, coving to the ceiling, television point, stairs leading to the first floor, open archway into the open plan dining kitchen.

### KITCHEN

6'1" x 10'4" [1.86m x 3.15m]

A modern stylish range of wall and base units with complimentary laminate block work surface over incorporating a composite 1 1/2 bowl sink and drainer with chrome swan neck mixer tap, electric oven with four ring gas hob and extractor hood over, space for a larder style fridge freezer, space and plumbing for an automatic washing machine, cupboard housing the combination central heating boiler, tiled splashbacks, spotlights to the ceiling, rear facing UPVC double glazed window, quality tiled effect vinyl flooring, archway into the dining area.



### DINING AREA

7'3" x 10'5" [2.22m x 3.2m]

Rear facing UPVC double glazed French doors leading to the conservatory, a double central heating radiator, useful understairs storage cupboard, coving to the ceiling.

### CONSERVATORY

10'9" x 12'1" [3.28m x 3.69m]

Brick and UPVC construction with side facing UPVC double glazed French doors leading out onto the rear garden, side and rear facing UPVC double glazed windows, laminate flooring.



### FIRST FLOOR LANDING

Doors off to the three bedrooms and the house bathroom/w.c. Loft access, double central heating radiator.

### BEDROOM ONE

8'5" x 11'7" to wardrobe front [2.58m x 3.55m to wardrobe front]

Front facing UPVC double glazed window, double central heating radiator, a range of fitted wardrobes as well as useful inbuilt storage cupboard with shelving over the bulkhead. Double central heating radiator. Access to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

6'5" x 5'4" [1.96m x 1.63m]

Tiled walls, vinyl flooring, corner shower unit with glazed sliding screen doors and dual waterfall mains shower system. Low flush w.c., pedestal wash hand basin with chrome waterfall mixer tap, chrome heated towel rail, front facing UPVC double glazed obscured window, spotlights to the ceiling and extractor fan.

### BEDROOM TWO

9'1" x 7'3" [2.79m x 2.22m]

Rear facing UPVC double glazed window, double central heating radiator.

### BEDROOM THREE

6'2" x 6'10" [1.89m x 2.09m]

Rear facing UPVC double glazed window and a double central heating radiator.

### HOUSE BATHROOM/W.C.

7'2" x 5'3" [2.19m x 1.61m]

Panelled bath with hand held shower attachment, pedestal wash hand basin with chrome mixer tap, low flush w.c., part tiling to the walls, vinyl flooring, extractor fan, spotlights, heated towel rail.



### OUTSIDE

To the front of the property there is a tarmac driveway for off street parking with low maintenance gravelled sections. To the rear there is a particularly good size enclosed rear garden with fence boundaries, paved seating area, large laid to lawn, rear wood chip seating area and useful shed for storage.



### COUNCIL TAX BAND

The council tax band for this property is B

### 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.