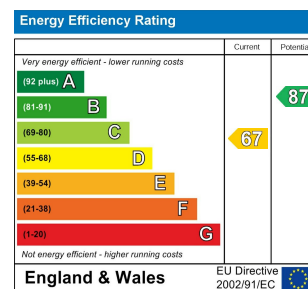
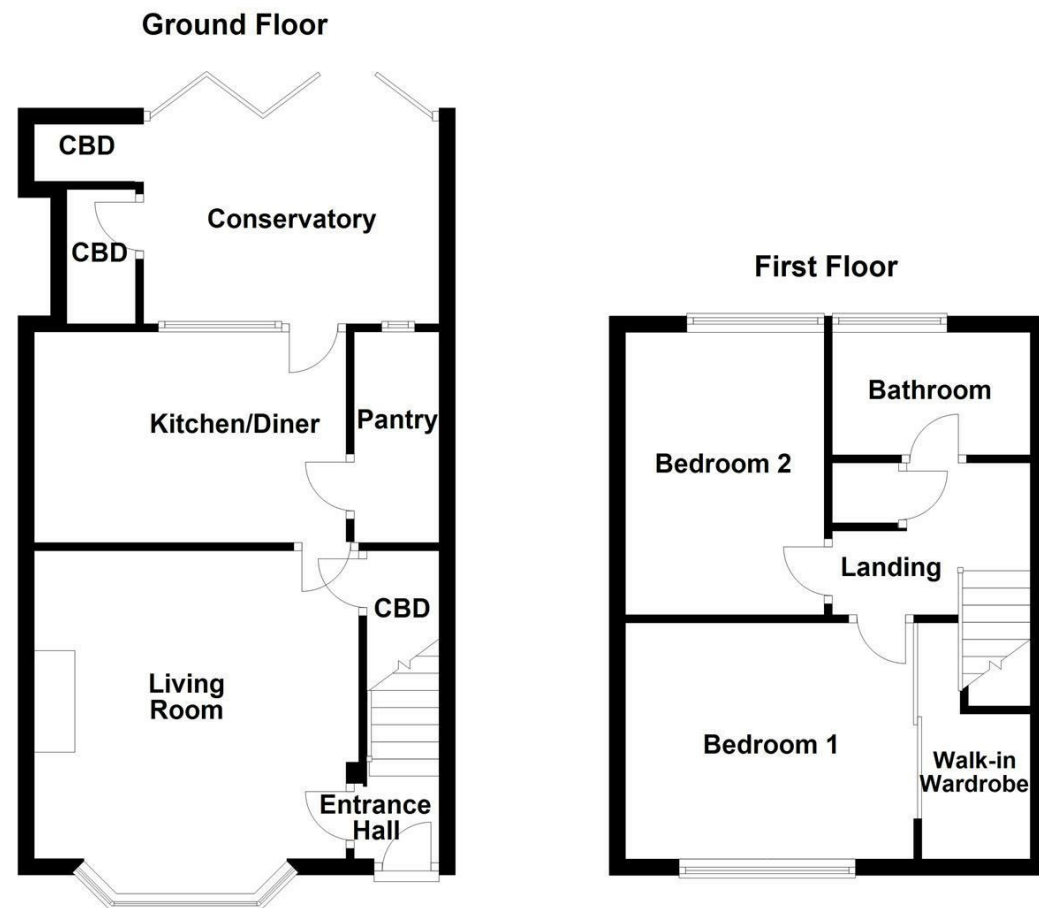




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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of 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.



## 25 Vicarage Lane, Featherstone, Pontefract, WF7 5HA

**For Sale Freehold £120,000**

A superb opportunity to purchase this two bedroom mid terrace house benefitting from spacious living room, conservatory with bi-folding doors to the low maintenance rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner with pantry cupboard and conservatory. The first floor landing leads to two bedrooms (bedroom one boasting walk in wardrobe) and the house bathroom/w.c. Outside to the front of the property is a cast iron gate providing access down a Yorkshire stone paved pathway to the front door and low maintenance paved buffer garden. To the rear is a low maintenance artificial lawned rear garden with paved patio to the side, surrounded by timber panelled surround fences on all three sides with timber gate accessing the rear.

The property is ideally located for all local shops and amenities including local schools. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway network is readily accessible.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Laminate flooring, staircase to the first floor landing and door leading to the living room.

### LIVING ROOM

13'0" x 12'5" [3.97m x 3.80m]

Laminate flooring, UPVC double glazed bow window overlooking the front aspect, central heating radiator and electric fire on a marble hearth with marble matching interior and wooden decorative surround. Fixed shelving to the right of the chimney breast and doors providing access to the understairs storage cupboard and kitchen/diner.



### KITCHEN/DINER

8'5" x 13'0" [2.58m x 3.97m]

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap,

freestanding oven and grill with four electric hobs and cooker hood over. Central heating radiator, plumbing and drainage for a washing machine, UPVC double glazed window and door to the conservatory. Dado rail, coving to the ceiling and door to the pantry cupboard.



### PANTRY

3'0" x 8'8" [0.92m x 2.66m]

Original curing table, UPVC double glazed frosted window to the rear, wall mounted combi condensing boiler, fixed shelving and light.

### CONSERVATORY

7'11" x 12'0" [2.43m x 3.67m]

Bi-folding doors to the garden (currently not in use), power and light, door to a storage cupboard with water point connection within and access to a store room.



### FIRST FLOOR LANDING

Doors to two bedrooms, storage cupboard and house bathroom. Central heating radiator.

### BEDROOM ONE

9'6" x 11'7" [2.91m x 3.55m]

Laminate flooring, UPVC double glazed window overlooking the front elevation, central heating radiator and walk in wardrobe with mirror glass sliding doors and wardrobe rails within.



### BEDROOM TWO

11'6" x 8'0" [3.53m x 2.45m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring and loft access.



### BATHROOM/W.C.

4'11" x 7'11" [1.51m x 2.43m]

Three piece suite comprising panelled bath with mixer tap, glass

shower screen and electric shower over, low flush w.c. with concealed cistern and wash basin with mixer tap, laminate work surface and vanity cupboards below. Fully tiled walls, central heating radiator, UPVC double glazed frosted window overlooking the rear elevation.



### OUTSIDE

To the front of the property is a cast iron gate providing access down a Yorkshire stone paved pathway to the front door and low maintenance paved buffer garden with solid brick built walls surrounding. To the rear is a low maintenance artificial lawned rear garden with paved patio to the side, surrounded by timber panelled surround fences on all three sides with timber gate accessing the rear.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.