



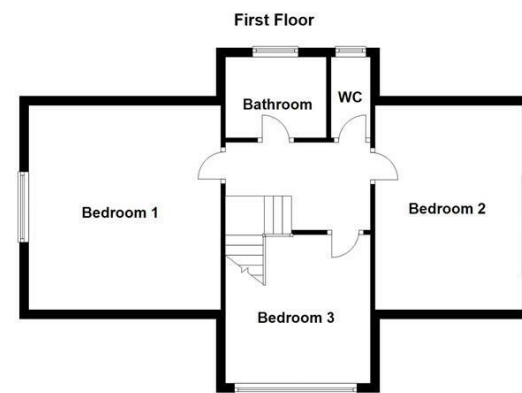
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Rosemount Ackton Lane, Featherstone, Pontefract, WF7 6AR

For Sale Freehold £325,000

A deceptively spacious detached family home offering scope for cosmetic improvements and updating with ample parking/turning space and large useful outbuilding, all set in the heart of this cherished area of North Featherstone.

Available with no chain involved, a gas fired central heating system and UPVC sealed unit double glazed windows, this substantial family home is approached via a welcoming central reception hall that leads through into a particularly large living room with picture windows taking full advantage of the views to the front. An archway flows through into a separate dining room and a large conservatory overlooking the gardens. There is a separate office, in addition, ideal for those seeking a work from home space and the kitchen is of good proportions with an adjoining utility room and downstairs w.c. To the first floor there are three good sized bedrooms served by a bathroom fitted with a walk in shower, as well as a bath and separate w.c. Outside, the property is approached via a sweeping drive that opens up into a broad parking/turning area looking over the substantial outbuilding, suitable for a variety of purposes and for those seeking to run a business from home. There is a further garage in addition, as well as a smaller storage shed. The principal gardens lay to the side of the property where there are expansive lawns, as well as a substantial gazebo/summerhouse.

The property is situated in this cherished area of North Featherstone within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Featherstone, Pontefract and Wakefield. The national motorway network is readily accessible.



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ACCOMMODATION

RECEPTION HALL

13'9" x 10'5" [4.2m x 3.2m]

Large picture window to the front and panelled front entrance door. Central heating radiator, turn staircase to the first floor and useful understairs cupboard.

LIVING ROOM

23'7" x 13'9" [7.2m x 4.2m]

Large spacious room with big picture window to the front and wide sliding French doors to the conservatory at the side. Stone fireplace with fitted gas fire and marbled hearth and an archway through to the adjoining dining room.



DINING ROOM

10'5" x 9'6" [3.2m x 2.9m]

Archway through to the kitchen, two central heating radiators and a connecting door through to the reception hall.

CONSERVATORY

22'7" x 10'2" [6.9m x 3.1m]

French doors out to the garden at the side, ceramic tiled floor and feature cast iron style fireplace (currently not in use).

OFFICE

10'5" x 10'5" [3.2m x 3.2m]

Window to the front and central heating radiator.

KITCHEN

15'8" x 10'5" [4.8m x 3.2m]

Fitted with a range of wall and base units with laminate work tops and tiled splash backs. Inset 1 1/2 bowl stainless steel sink unit, four ring ceramic hob, built in double oven, space for a microwave, space for a tall fridge/freezer, double central heating radiator and windows to the side and rear. Extractor fan.



UTILITY

6'10" x 6'6" [2.1m x 2.0m]

External door to the front and window to the side. Fitted with a Belfast ceramic sink unit with adjoining space and plumbing for a washing machine and dishwasher. Tiled floor.

W.C.

6'10" x 2'11" [2.1m x 0.9m]

Frosted window to the side and low suite w.c. Wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

BEDROOM ONE

14'9" x 11'5" [4.5m x 3.5m]

Window to the side, central heating radiator, range of fitted wardrobes with cupboards over and further cupboards set into the eaves storage voids.



BEDROOM TWO

14'9" x 10'9" [4.5m x 3.3m]

Window to the side, central heating radiator and range of fitted wardrobes with cupboards over and eaves storage cupboards.



BEDROOM THREE

10'5" x 10'2" [max] [3.2m x 3.1m [max]]

Central heating radiator and large window taking full advantage of the far reaching southerly views.

BATHROOM

9'6" x 5'10" [2.9m x 1.8m]

Frosted window to the rear, part tiled walls and fitted with a three piece suite comprising panelled bath, separate walk in shower cubicle with glazed screen and pedestal wash basin. Double central heating radiator.

W.C.

5'10" x 2'11" [1.8m x 0.9m]

Frosted window to the rear and low suite w.c.

OUTSIDE

The property is approached via a long driveway which leads up to a broad parking and turning area immediately in front of the house. To the side of the house there is a garage building with an up and over door. There is an additional storage shed to the opposite side of the driveway. The principal gardens lay to the side of the house where there is an expansive lawn, as well as a former vegetable patch and

stone paved patio sitting areas plus a substantial gazebo/summerhouse. To the kitchen side of the house there is a further lawned garden, sheltered and enclosed with a lovely patio sitting area.



GARAGE

16'8" x 13'9" [5.1m x 4.2m]

Up and over door to the courtyard and high level window to the side.

LARGE OUTBUILDING

50'2" x 10'2" [15.3m x 3.1m]

Windows and personal door to the drive and courtyard. Large wooden doors to the front. This large workshop/outbuilding is ideal for those looking for extended storage space or those who wish to work from home.

PLEASE NOTE

The bottom portion of the driveway is shared with the neighbouring property.

COUNCIL TAX BAND

The council tax band for this property is E.

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.