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HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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2 Houndhill Lane, Featherstone, Pontefract, WF7 5AT

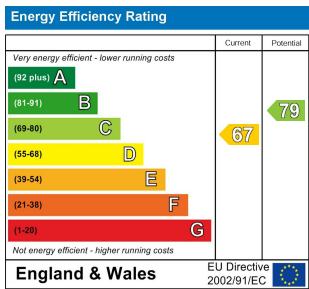
For Sale Freehold £475,000

Situated in a sought after area is this generously proportioned and extended four bedroom detached family home sat on a substantial plot providing ample off street parking and good sized gardens.

The property briefly comprises entrance porch, kitchen/dining/breakfast room and utility with the main hallway providing access to the downstairs w.c., play room and living room. The first floor landing leads to four bedrooms, bathroom and shower room. Outside to the property is accessed via double gates onto a good sized lawned garden and driveway providing off street parking for several vehicles and attached garage. To the rear the garden is laid to lawn with pebbled area and paved patio areas, perfect for outdoor dining, fully enclosed by timber fencing and walls.

Featherstone is ideally located for all local amenities including shops and schools as it is in between Wakefield and Pontefract. For those who wish to travel further afield, Featherstone benefits from its own railway station and the M62 motorway is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.



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.



ACCOMMODATION

ENTRANCE PORCH

27' x 57" (0.81m x 1.71m)

UPVC front entrance door, surrounded by UPVC double glazed windows with a timber framed door to the kitchen/dining/breakfast room.

KITCHEN/DINING/BREAKFAST ROOM

270" x 157" (max) x 311" (min) [8.25m x 4.75m (max) x 1.21m (min)]

Range of modern wall and base units with quartz work surface over, ceramic Belfast sink and drainer with mixer tap, space and plumbing for a range style cooker with splash back and extractor hood above. Space and plumbing for an American style fridge/freezer, integrated dishwasher, integrated wine cooler and breakfast bar with quartz work surface. Spotlights to the ceiling, two UPVC double glazed windows to the front, UPVC double glazed bay window to the side, Amtico flooring, two anthracite column central heating radiators and door to the main hallway.



UTILITY

195" x 74" (max) x 211" (min) [5.93m x 2.26m (max) x 0.9m (min)]

Range of wall and base units with work surface over, ceramic Belfast sink, space and plumbing for a washing machine and tumble dryer. UPVC double glazed door to the rear garden, timber framed single glazed window to the garage, access to the kitchen/dining/breakfast room, timber framed single glazed window to the downstairs w.c. and the boiler is housed in here.

MAIN HALLWAY

239" x 63" (7.25m x 1.92m)

Coving to the ceiling, stairs to the first floor landing, Amtico flooring, fitted under stairs storage, anthracite column central heating radiator, UPVC double glazed window to the front, composite side door and doors to the downstairs w.c., living room and play room.

W.C.

60" x 34" (1.85m x 1.03m)

Timber framed frosted window to the utility, spotlights to the ceiling, concealed cistern low flush w.c., ceramic wash basin with mixer tap and fully tiled.

PLAY ROOM

129" x 120" (3.9m x 3.68m)

Two UPVC double glazed windows to the side, a set of UPVC double glazed French doors to the rear garden, coving to the ceiling, double doors to the living room and central heating radiator.

LIVING ROOM

139" x 1310" (max) x 79" (min) [4.21m x 4.23m (max) x 2.37m (min)]

UPVC double glazed window to the rear, two central heating radiators and multi fuel burning stove with exposed brick surround, stone hearth and wooden mantle.



FIRST FLOOR LANDING

UPVC double glazed window to the side, anthracite column central heating radiator, coving to the ceiling, loft access to the boarded loft and doors to four bedrooms and two bathrooms.

BEDROOM ONE

138" x 1311" (max) x 1210" (min) [4.18m x 4.26m (max) x 3.93m (min)]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM TWO

1311" x 1211" (max) x 114" (min) [4.25m x 3.95m (max) x 3.46m (min)]

UPVC double glazed windows to the side and front, fitted wardrobes central heating radiator and coving to the ceiling.



BEDROOM THREE

1210" x 121" (3.92m x 3.7m)

UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

78" x 811" (2.34m x 2.72m)

UPVC double glazed window to the rear and central heating radiator.

SHOWER ROOM/W.C.

69" x 811" (2.08m x 2.72m)

Three piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap and double shower cubicle with overhead shower and shower head attachment. UPVC double glazed frosted windows to the side and front, chrome ladder style radiator, fully tiled and extractor fan.



BATHROOM/W.C.

111" x 510" (3.65m x 1.78m)

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the front, spotlights to the ceiling, chrome ladder style radiator, shaver socket point and partially tiled.

OUTSIDE

To the front of the property double iron gates provide access to a driveway providing off road parking for several vehicles and wrapping around the side. There is a spacious lawned garden with planted borders including mature shrubs and trees. There is an attached garage with roller door. To the rear is a good sized lawned garden incorporating mature trees and shrubs with a pebbled areas and two paved patio areas, perfect for entertaining and dining purposes, fully enclosed by walls and timber fencing.



GARAGE

368" x 128" (max) x 96" (min) [11.2m x 3.88m (max) x 2.9m (min)]

Electric roller door to the front, skylight, timber framed frosted single glazed window and door to the utility, power and light.

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.