

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



21 Ellitsdale Street, Featherstone, Pontefract, WF7 6NT

For Sale Freehold Guide Price £190,000 - £195,000

Situated on a modern development is this superbly presented three bedroom end town house benefitting from ample reception space, off road parking for one vehicle and landscaped rear garden.

The property briefly comprises entrance hall, downstairs w.c., kitchen/diner and living room. The first floor landing leads to three bedrooms and the house shower room/w.c. Outside to the front is a low maintenance slate garden with paved pathway to the entrance door. There is a tarmacadam parking space for one vehicles. Whilst to the rear is a landscaped garden incorporating lawned areas, paved and decked patio areas, perfect for outdoor dining and entertaining, timber shed/outbuilding currently used as a bar, fully enclosed by timber fencing.

The property is situated 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.

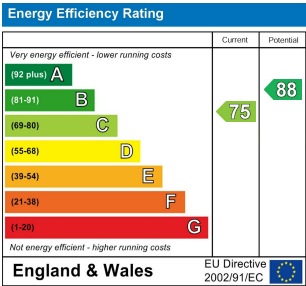
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is essential.

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 HALL

Side entrance door, central heating radiator, stairs to the first floor landing and doors to the living room, kitchen/diner, downstairs w.c.

W.C.

3'7" x 4'7" (max) x 3'8" (min) [1.1m x 1.42m (max) x 1.13m (min)]
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

KITCHEN/DINER

10'1" x 14'4" (max) x 10'8" (min) [3.09m x 4.39m (max) x 3.27m (min)]
Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood above, integrated oven, integrated fridge/freezer, space and plumbing for a dryer and washing machine. UPVC double glazed bay window to the front, central heating radiator and the Ideal combi boiler is housed in here.



LIVING ROOM

11'4" x 14'7" (max) x 11'6" (min) [3.47m x 4.45m (max) x 3.53m (min)]
UPVC double glazed window to the side, central heating radiator, a set of UPVC double glazed French doors to the rear garden and access to an understairs storage cupboard. Gas fireplace with marble hearth, surround and wooden mantle.



FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the house bathroom.

BATHROOM/W.C.

5'5" x 6'2" [1.67m x 1.88m]
UPVC double glazed window to the side, shaver socket point, low flush w.c., pedestal wash basin and panelled bath with shower head attachment. Ladder style radiator and partially tiled.



BEDROOM ONE

14'7" x 10'6" (max) x 7'9" (min) [4.45m x 3.21m (max) x 2.37m (min)]
Two UPVC double glazed windows to the front and central heating radiator.



BEDROOM TWO

8'2" x 8'8" (max) x 8'2" (min) [2.5m x 2.65m (max) x 2.5m (min)]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

6'2" x 11'5" [1.9m x 3.48m]
UPVC double glazed window to the rear and central heating radiator.

OUTSIDE

To the front of the property is a low maintenance slate garden with paved pathway to the side leading to the entrance door. There is a

tarmacadam parking space for one vehicles. Whilst to the rear is a landscaped garden incorporating lawned areas, paved and decked patio areas, perfect for outdoor dining and entertaining, timber shed/outbuilding currently used as a bar, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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 Normanton 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.