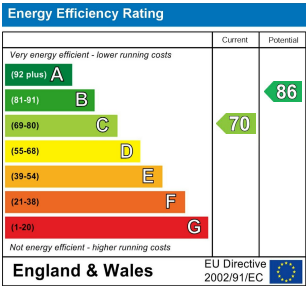


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



6 Bedford Court, Purston, Pontefract, WF7 5LB

For Sale Freehold £215,000

Nestled into a cul-de-sac location in the Featherstone area, just a short distance from the town centre itself is this two bedroom semi detached bungalow with well proportioned accommodation throughout, including two good sized double bedrooms and UPVC double glazing, this property is certainly not one to be missed.

The property briefly comprises of the entrance porch which leads to the entrance hall and has doors off to bedrooms one and two, shower room, living room, storage cupboard and an opening to the kitchen which then leads us to the dining room with a set of French doors to the front garden. To the front of the property, the garden is laid to lawn with a planted bed border incorporating mature shrubs and flowers throughout. To the side of the property is a concrete driveway, car port and a single detached garage with up and over door. To the rear of the property is a good sized rear garden which is mainly laid to lawn with planted features throughout including mature trees, shrubs and flowers. There is space for a greenhouse and the garden itself is fully enclosed by timber fencing, making it ideal for pets and children.

Featherstone is an ideal location for a range of buyers as for those looking to downsize and be close to local amenities, these can be found within walking distance such as shops and schools. There are many local bus routes running to and from neighbouring towns and cities such as Wakefield and Pontefract. Featherstone is home to it's own train station for more major city links and is close by to the M62 motorway link for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid any level of disappointment.



ACCOMMODATION

SIDE PORCH

UPVC double glazed side door into side porch. Surrounded by UPVC double glazed windows with a frosted UPVC double glazed door to the entrance hall, central heating radiator, loft access. Doors to two bedrooms, shower room, living room, opening to the kitchen and a storage cupboard.

BEDROOM ONE

9'0" x 15'0" [2.75m x 4.58m]

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



BEDROOM TWO

8'5" x 11'3" [2.57m x 3.43m]

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



SHOWER ROOM

5'10" x 5'5" [1.80m x 1.66m]

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, double shower cubicle with mains fed overhead shower and glass shower screen, partially wet wall panelled.



LIVING ROOM

20'1" x 11'3" [max] x 10'2" [min] [6.13m x 3.45m [max] x 3.11m [min]]

UPVC double glazed window to the front, two central heating radiators, dado rail. Gas fire place with marble hearth surround and mantle.



KITCHEN

8'10" x 7'10" [2.7m x 2.41m]

UPVC double glazed window to the side, coving to the ceiling, door to dining room. A range of modern wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above. Integrated oven, space and plumbing for a washing machine, space for undercounter fridge/freezer, central heating radiator.

DINING ROOM

7'10" x 8'11" [2.4m x 2.73m]

A set of UPVC double glazed French doors to the front, central heating radiator, coving to the ceiling.



OUTSIDE

To the front of the property the garden itself is laid to lawn with a planted border incorporating some mature shrubs and flowers throughout, sloping block paved pathway to the French doors to the dining room. Down the side of the property is a concrete driveway which provides off road parking for multiple vehicles, a car port and a single detached garage with an up and over door, power and light. To the rear of the property is an attractive enclosed rear garden which is mainly laid to lawn and incorporates some planted features throughout, mature trees, shrubs and flowers, space for a greenhouse and the garden itself is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.