

#### IMPORTANT NOTE TO PURCHASERS

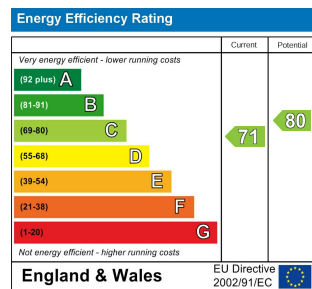
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 110 Featherstone Lane, Featherstone, Pontefract, WF7 6LR

### For Sale Freehold Offers Over £180,000

Situated on the highly regarded Featherstone Lane is this deceptively spacious three bedroom mid terrace property offering well presented accommodation set across three floors. The home boasts three generously sized double bedrooms, ample reception space and a modern fitted kitchen and bathroom, making it an ideal purchase for a variety of buyers.

The accommodation briefly comprises of a welcoming living room, leading into an inner hallway with access to the first floor landing and dining room. The dining room provides access down to the cellar and through to the kitchen, which opens out to the rear garden. To the first floor, there are two double bedrooms, a house bathroom with boiler cupboard and stairs rising to the second floor, which houses the third double bedroom. Externally, the property benefits from a low maintenance pebbled front garden with a pathway and gated access. To the rear, the garden is set over two levels: the immediate area is a paved and concreted courtyard, ideal for outdoor dining and entertaining, fully enclosed by walls and timber fencing with gated access. Beyond this lies a driveway providing off road parking for one vehicle and an upper lawned garden, partially enclosed for added privacy.

Featherstone is a popular location, appealing to first time buyers, small families, and professional couples alike, thanks to its excellent amenities including local shops, well regarded schools and transport links. The property is within walking distance of Featherstone train station and local bus routes, with nearby towns such as Castleford and Pontefract offering a wider range of facilities. For commuters, the M62 motorway network is easily accessible, providing convenient connections to Wakefield, Leeds and beyond.

This property represents an excellent opportunity and an early viewing is highly recommended to fully appreciate all that is on offer.





## ACCOMMODATION

### LIVING ROOM

11'11" x 12'9" [max] x 11'5" [min] [3.65m x 3.9m [max] x 3.5m [min]]  
UPVC double glazed front entrance door, coving to the ceiling, ceiling rose, central heating radiator, dado rail and a door to a further hallway.



### HALLWAY

Central heating radiator, stairs to the first floor landing, coving to the ceiling with spotlights and a door leading through to the dining room.

### DINING ROOM

13'2" x 12'9" [max] x 11'1" [min] [4.02m x 3.9m [max] x 3.4m [min]]  
Two central heating radiators, spotlighting, coving to the ceiling, dado rail. Door provides access down to the cellar and opening through into the kitchen.



### KITCHEN

5'10" x 12'1" [1.8m x 3.7m]  
Fitted with a range of modern wall and base shaker style units with laminate work surface over, composite 1.5 sink and drainer with mixer tap, five ring gas hob with extractor above. Integrated oven and microwave, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer. UPVC double glazed window to the rear, coving to the ceiling with spotlights, partial loft access, central heating radiator and UPVC frosted double glazed door leading into the rear garden.



### FIRST FLOOR LANDING

Spotlights, coving to the ceiling, central heating radiator. Doors providing access to two bedrooms, house bathroom and stairs leading to the loft room/bedroom three.

### BEDROOM ONE

11'9" x 12'9" [max] x 11'5" [min] [3.6m x 3.9m [max] x 3.5m [min]]  
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and access to a storage cupboard.

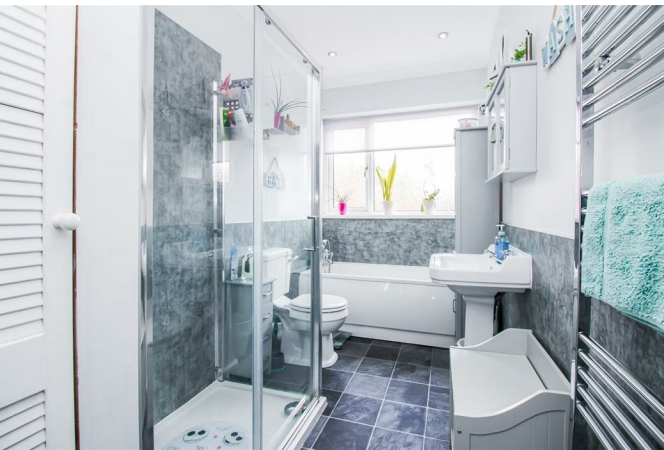


### BEDROOM TWO

8'7" x 10'2" [2.63m x 3.12m]  
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and dado rail.

### BATHROOM/W.C.

12'2" x 5'11" [max] x 3'5" [min] [3.72m x 1.81m [max] x 1.05m [min]]  
Spotlights, coving to the ceiling, frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. Separate shower cubicle with mains fed overhead shower and glass screen. Storage cupboard housing the Ideal combi boiler.



### BEDROOM THREE/LOFT ROOM

12'6" x 21'7" [max] x 4'11" [min] [3.83m x 6.6m [max] x 1.52m [min]]  
Central heating radiator, exposed beams and a Velux skylight.

### OUTSIDE

To the front is a low maintenance pebbled garden with a concrete pathway leading to the front door with brick wall surround and iron gate providing access. The rear garden is split into two sections with a courtyard beyond the rear door, mainly concrete and paved, low maintenance, ideal for outdoor dining and entertaining, fully enclosed by walls and timber fencing with a timber gate providing rear access. There is off road parking for one vehicle via a block paved and concrete driveway. There is a further raised garden, mainly laid to lawn and enclosed by a mix of timber fencing and walls.



### 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.