Richard Kendall Estate Agent

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205 Pontefract Road, Featherstone, Pontefract, WF7 5AA

For Sale Freehold £120,000

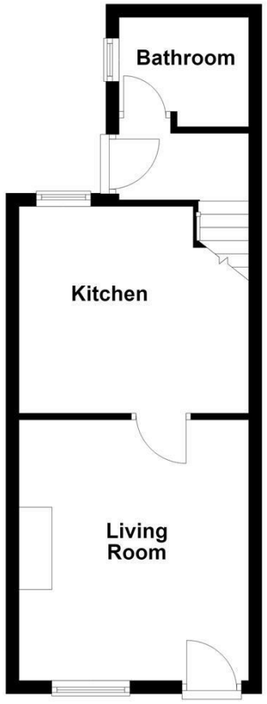
Situated in the popular Featherstone area of Pontefract is this well presented two bedroom mid terraced home, offering spacious and well proportioned accommodation throughout. Benefitting from two generous double bedrooms, ample living space, low maintenance gardens and off road parking, the property is ideally suited to first time buyers, professional couples and investors alike.

The accommodation briefly comprises a spacious living room leading through to the kitchen diner. From here, access is provided to a rear hallway with staircase to the first floor, a ground floor bathroom and a door opening onto the rear garden. To the first floor are two well proportioned double bedrooms, with bedroom two benefitting from loft access and a useful overstairs storage cupboard. Externally, the front garden has been designed with ease of maintenance in mind and features artificial lawn with a paved pathway leading to the entrance door, enclosed by walling and timber fencing with gated access. To the rear is a concrete courtyard style patio, ideal for outdoor dining and entertaining, with a timber gate providing access to an off road parking space for one vehicle, which could alternatively provide additional garden or seating space.

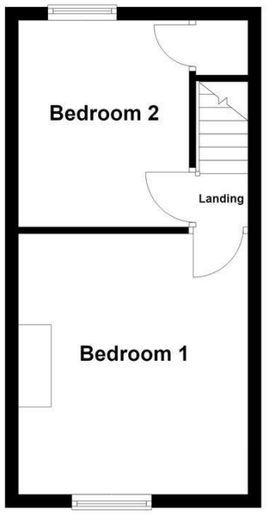
Featherstone is a convenient location for a range of buyers, with local shops, schools and everyday amenities within easy reach, particularly within Featherstone town centre. Pontefract is also only a short distance away, offering a wider range of facilities. Regular bus services operate nearby, whilst Featherstone railway station provides connections to Leeds, Sheffield and surrounding areas. The M62 motorway network is also within easy reach for those commuting further afield.

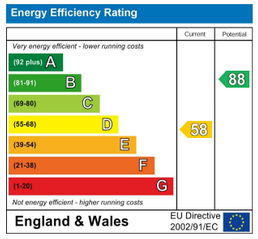
An early viewing is highly recommended to fully appreciate all that this attractive home has to offer.

Ground Floor



First Floor





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

LIVING ROOM
13'1" x 11'5" (4.00m x 3.50m)

UPVC front entrance door leading into the living room, UPVC double glazed window to the front, coving to the ceiling, central heating radiator and door providing access to the kitchen diner. Feature glass fronted electric fireplace with living flame effect, laminate hearth, surround and mantle.



KITCHEN/DINER
10'2" x 11'5" (3.12m x 3.50m)

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel 1.5 sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a washing machine, space for an under counter fridge and freezer and space for an electric cooker with stainless steel extractor hood above. UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and door providing access to the rear hallway.



REAR HALLWAY
Frosted UPVC double glazed door providing access to the rear, staircase leading to the first floor landing and door providing access to the bathroom.

BATHROOM/W.C.
6'4" x 5'6" (1.95m x 1.68m)

Frosted UPVC double glazed window to the side, extractor fan and chrome ladder style central heating radiator. Fitted with a low flush W.C., pedestal wash basin and panelled bath with mains fed shower attachment and glass shower screen. Fully tiled walls.



FIRST FLOOR LANDING
Doors providing access to two bedrooms.

BEDROOM ONE
13'1" x 11'5" (4.00m x 3.50m)

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



BEDROOM TWO
8'4" x 10'4" (2.56m x 3.15m)

UPVC double glazed window to the rear, central heating radiator, loft access and useful overstairs storage cupboard.



OUTSIDE
To the front of the property is a low maintenance buffer garden with a paved pathway leading to the front entrance, together with an artificial lawn. The garden is enclosed by walling and timber fencing with a timber gate providing access. To the rear is a low maintenance garden incorporating a concrete courtyard style area and paved patio, ideal for outdoor dining and entertaining. The rear also provides off road parking and is partially enclosed by timber fencing.



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.