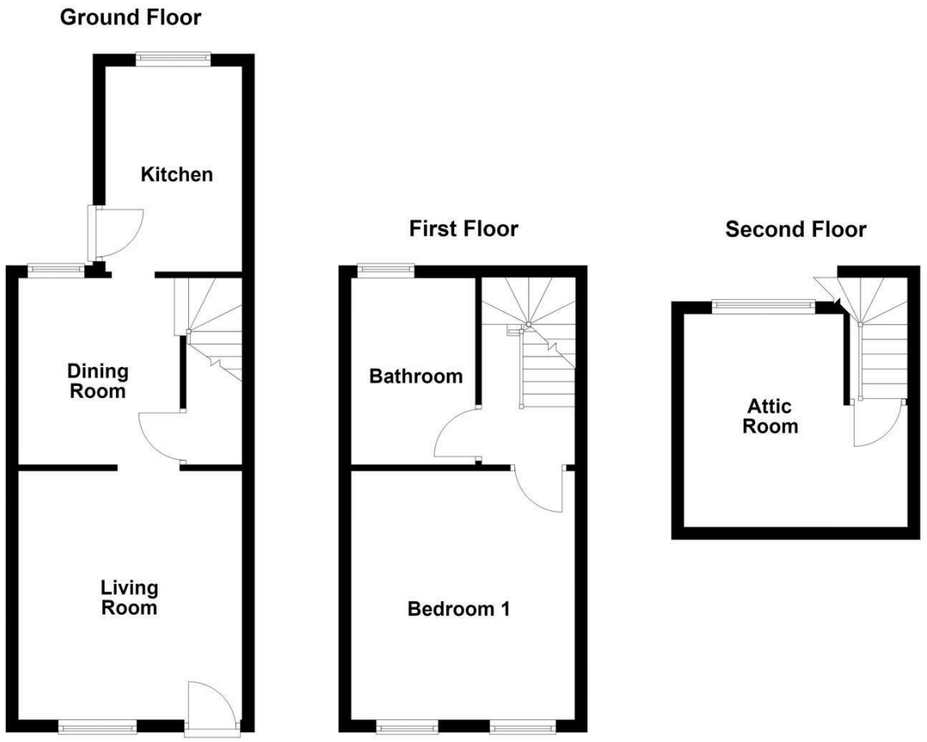
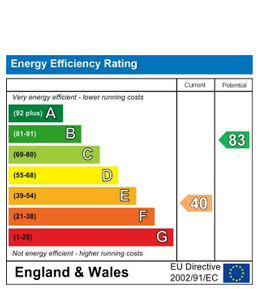




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Mortgages
Richard Kendall Conveyancing
Zoopla.co.uk
rightmove
aria : propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294
OSSETT 01924 266 555
HORBURY 01924 260 022
NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844



16 Post Office Road, Featherstone, Pontefract, WF7 5ER

For Sale Freehold £120,000

A traditional two bedroom terraced house situated in a highly convenient position close to the centre of Featherstone, benefitting from an enclosed garden to the rear and well presented accommodation arranged over three floors.

The property benefits from gas fired central heating and sealed unit double glazed windows and is approached via a welcoming front entrance, which opens directly into a good sized living room. This room features a wall mounted electric fire, provision for a wall mounted television and two fitted storage cupboards, with an archway leading through to the separate dining room. The dining room provides useful understairs storage and in turn leads through to the kitchen, which is fitted to an excellent standard with a modern range of high gloss white units, complementary work surfaces and a range of integrated appliances. To the first floor is a generous double bedroom with fitted wardrobes, together with a stylish bathroom fitted with a modern white and chrome three piece suite. A further staircase leads to the second floor, where there is a characterful attic room with sloping ceilings, exposed brickwork, rear facing window and useful eaves storage. Externally, the property has a low maintenance buffer style garden to the front, while to the rear is a larger enclosed garden with paved areas and decked seating space.

The property is conveniently situated within easy reach of a range of local shops, schools and recreational facilities available in Featherstone. The town also benefits from its own railway station, while a broader range of amenities can be found in nearby Pontefract.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

LIVING ROOM
12'9" x 11'9" (3.90m x 3.60m)

UPVC front entrance door leading directly into the living room, with UPVC double glazed window overlooking the front elevation and central heating radiator. Two double fronted fitted wardrobes provide useful storage, together with provision for a wall mounted television and wall mounted electric fire. Archway providing access through to the adjoining dining room.



DINING ROOM
9'10" x 8'6" (3.00m x 2.60m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and useful understairs storage cupboard. Access through to the kitchen.



KITCHEN
10'9" x 7'2" (3.30m x 2.20m)

UPVC double glazed window overlooking the rear elevation and external double glazed door providing access to the side. Fitted with an extensive range of high gloss white fronted wall and base units with butcher block effect laminate work surfaces over and tiled splashbacks. Inset acrylic sink unit, four ring ceramic hob with extractor hood above, built-in oven and integrated microwave. Space for a tall fridge freezer, integrated slimline dishwasher and matching cupboard housing space and plumbing for a washing machine.

FIRST FLOOR LANDING
Central heating radiator and return staircase providing access to the second floor.

BEDROOM ONE
12'9" x 12'1" (3.90m x 3.70m)

UPVC double glazed window overlooking the front elevation, double central heating radiator and fitted wardrobes.



BATHROOM
9'10" x 6'2" (3.00m x 1.90m)

Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a modern three piece white and chrome suite comprising P-shaped shower bath with curved glazed screen and shower over, pedestal wash basin and low flush W.C. Fully tiled walls and flooring, chrome ladder style heated towel radiator and extractor fan.



ATTIC ROOM
12'1" x 8'10" (3.70m x 2.70m)

Window overlooking the rear elevation, central heating radiator and feature exposed brick wall. Characterful sloping ceilings and access to useful eaves storage.



OUTSIDE - FRONT
To the front is a buffer style garden with artificial lawn.

OUTSIDE - REAR
To the rear is a larger enclosed garden, predominantly paved for ease of maintenance, with a decked patio seating area providing an ideal space for outdoor dining and entertaining.



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.