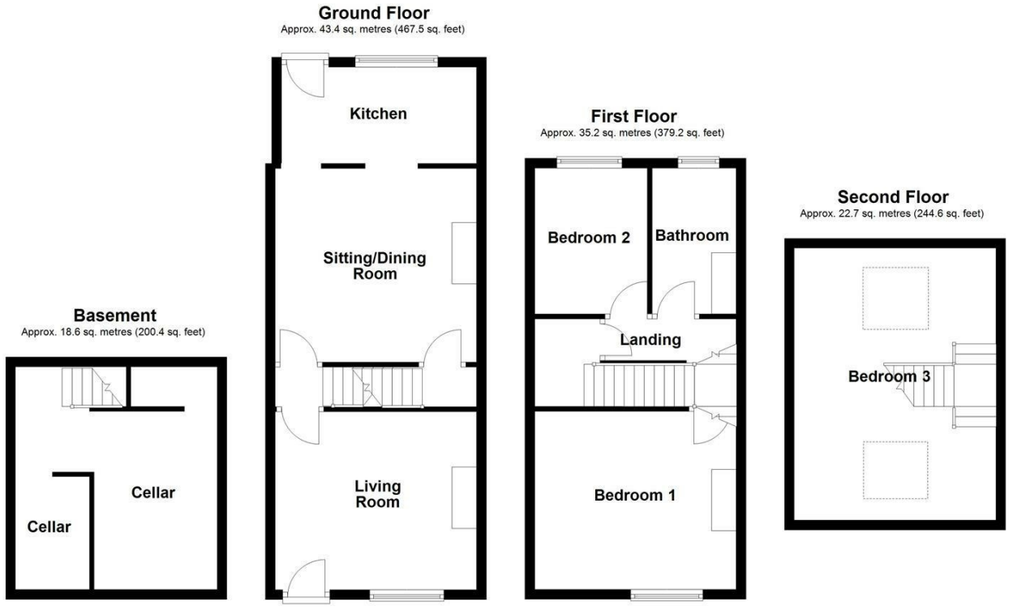


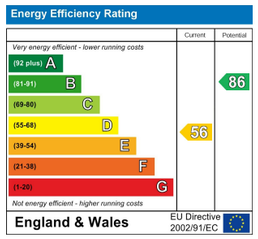
Total area: approx. 120.0 sq. metres (1291.6 sq. feet)

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 Estate Agent

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

27 Green Lane, Featherstone, Pontefract, WF7 6JG

For Sale Freehold Offers Over £150,000

A superb opportunity to purchase this spacious three bedroom end terraced property, offering well proportioned accommodation arranged over three floors, including three double bedrooms, two reception rooms and an extended kitchen, along with the added benefit of two useful cellar rooms.

The property benefits from UPVC double glazing and gas central heating and briefly comprises a living room leading into an inner hallway, which in turn provides access to a generous sitting/dining room. From here, two feature archways lead into the extended kitchen to the rear, completing the ground floor. To the lower ground floor, there are two spacious cellar rooms, both with lighting, offering excellent storage or potential for further use. To the first floor, the landing provides access to two double bedrooms and a three piece house bathroom. A further staircase leads to the second floor, where there is an additional double bedroom with dual aspect Velux windows to the front and rear, allowing for plenty of natural light. Externally, to the front there is a garden with a paved pathway, enclosed by brick walling. To the rear, double gates provide access to a concrete off road parking space, enclosed by brick walls and timber fencing.

The property is ideally located in the heart of Featherstone, close to a range of local amenities and well regarded schools, with regular bus routes to Wakefield and Pontefract. The M62 motorway is also a short distance away, making it ideal for those commuting further afield.

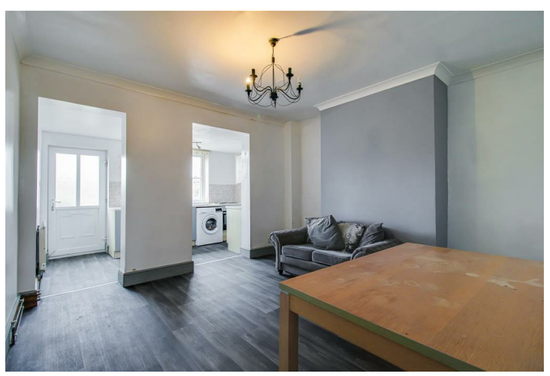
Only a full internal inspection will fully reveal all that this spacious home has to offer. Early viewing is highly recommended.

ACCOMMODATION

LIVING ROOM
13'5" x 11'10" (4.11m x 3.63m)
UPVC double glazed window to the front, two wall lights, coving to the ceiling and door through to the inner hallway.

INNER HALLWAY
Staircase with handrail to the first floor landing and door leading into the sitting/dining room.

SITTING/DINING SITTING ROOM
12'11" x 13'5" (3.95m x 4.11m)
Coving to the ceiling, feature archway through to the extended kitchen, central heating radiator and door providing access to the cellar.



CELLAR
8'2" x 12'0" (2.50m x 3.68m)
Comprising the original coal store and main cellar room with lighting, plus access to an understairs section.

KITCHEN
6'4" x 12'10" (1.95m x 3.92m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, plumbing for a washing machine, integrated oven and grill with four ceramic hobs and space for a freestanding fridge freezer. Central heating radiator, UPVC double glazed window and door leading out to the rear yard.

FIRST FLOOR LANDING
Laminate flooring with doors to two bedrooms, the house bathroom and staircase to the second floor.

BEDROOM ONE
11'11" x 13'6" (3.64m x 4.12m)
UPVC double glazed window to the front, laminate flooring, central heating radiator and coving to the ceiling.

BEDROOM TWO
9'9" x 7'5" (2.99m x 2.28m)
UPVC double glazed window, laminate flooring, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
9'10" x 5'8" (3.00m x 1.73m)
Fitted with a three piece suite comprising panel bath with electric shower over and glass screen, pedestal wash basin and low flush W.C. Tiled splashbacks, central heating radiator and frosted UPVC double glazed window.

SECOND FLOOR - BEDROOM THREE
13'5" x 18'2" (4.11m x 5.55m)
Accessed via staircase with handrail, this room features laminate flooring, two central heating radiators and two Velux style windows to the front and rear.

OUTSIDE
To the front, there is an enclosed garden with paved pathway leading to the entrance door, enclosed by brick walls and timber gate. To the rear, there is a low maintenance concrete yard with double gates providing off road parking, enclosed by fencing and brick 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.