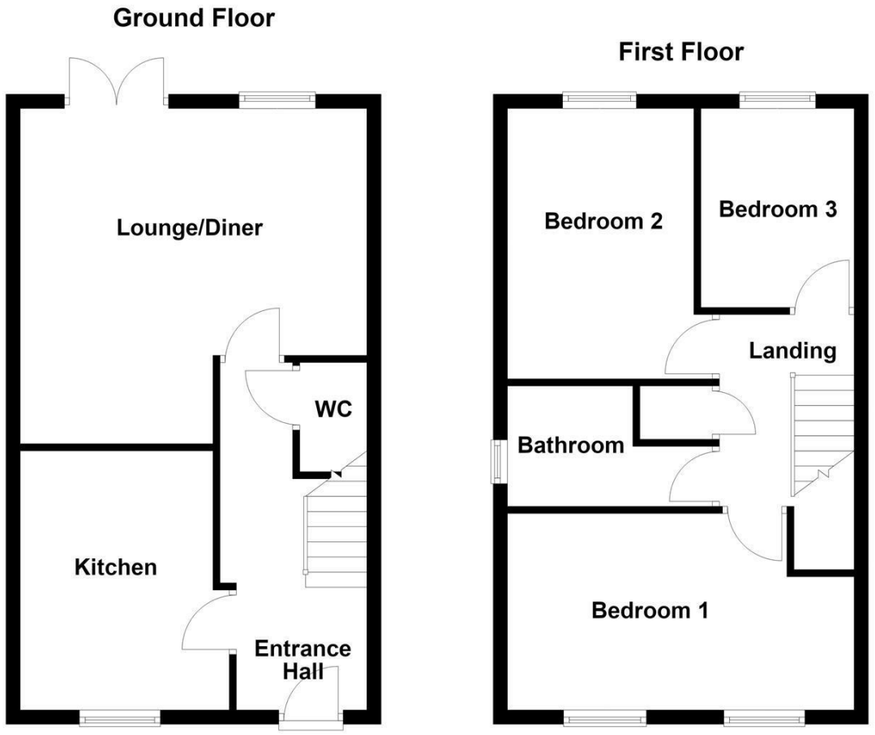
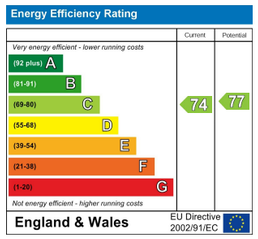




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



14 Featherstone Drive, Featherstone, Pontefract, WF7 6FH

For Sale Freehold £220,000

Situated on this modern development in Featherstone is this superbly presented three bedroom end townhouse, offering deceptively spacious accommodation together with off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading into the kitchen, downstairs W.C. and spacious lounge diner. The lounge diner opens directly onto the rear garden, while the kitchen is fitted with a modern range of gloss units and provides excellent appliance space. To the first floor are three well proportioned bedrooms and the house bathroom, together with loft access and useful storage from the landing. Externally, to the front is a low maintenance tarmacadam driveway providing off road parking for two vehicles with a paved pathway to the front entrance. To the rear is an enclosed garden with artificial lawn and both paved and decked seating areas, ideal for outdoor dining and entertaining.

Featherstone is a convenient location for a range of buyers including first time buyers, professional couples and growing families, with local shops, schools and well regarded public houses within easy reach. Further amenities are available in Featherstone itself and in the nearby centres of Pontefract, Castleford and Wakefield. Local bus services operate nearby, while Featherstone railway station provides wider connections including Leeds and Sheffield. The M62 motorway network is also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
15'11" x 6'9" (4.87m x 2.07m)
Front entrance door leading into the entrance hall. Column style central heating radiator and staircase providing access to the first floor landing. Doors provide access to the kitchen, downstairs W.C. and lounge diner.

KITCHEN
11'11" x 9'6" (3.65m x 2.90m)
UPVC double glazed window overlooking the front elevation with fitted shutters. Column style central heating radiator and inset spotlights to the ceiling. Fitted with a modern range of gloss fronted wall and base units with laminate work surfaces over. One and a half bowl composite sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with extractor hood above and integrated double oven. Space and plumbing for a washing machine and dishwasher together with space for a tumble dryer and fridge freezer.

DOWNSTAIRS W.C.
4'11" x 3'1" (1.52m x 0.96m)
Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with tiled splashback. Central heating radiator and extractor fan.

LOUNGE DINER
15'10" x 15'5" (4.85m x 4.70m)
UPVC double glazed French doors opening onto the rear garden with built-in blinds. Further UPVC double glazed window overlooking the rear elevation with built-in blind. Two central heating radiators and inset spotlights to the ceiling. Wall mounted electric fireplace.

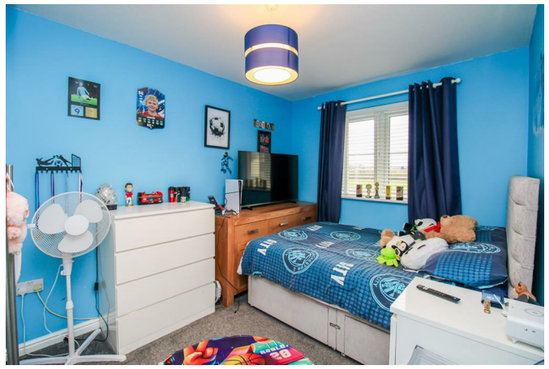


FIRST FLOOR LANDING
8'11" x 6'3" (2.73m x 1.92m)
Loft access and central heating radiator. Useful storage cupboard. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
13'8" x 12'5" (4.19m x 3.80m)
Two UPVC double glazed windows overlooking the front elevation with fitted shutters. Central heating radiator and decorative wall panelling. Fitted wardrobes with sliding mirrored doors.



BEDROOM TWO
12'4" x 9'3" (3.76m x 2.83m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BEDROOM THREE
9'1" x 7'0" (2.78m x 2.15m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



HOUSE BATHROOM
9'3" x 5'7" (2.82m x 1.72m)
Frosted UPVC double glazed window overlooking the side elevation. Chrome ladder style heated towel radiator, inset spotlights and extractor fan. LED mirror and fully tiled walls. Fitted with a modern suite comprising low flush W.C., wash basin with mixer tap and panelled bath with shower attachment.



OUTSIDE
To the front is a low maintenance garden with a tarmacadam driveway providing off road parking for two vehicles. A paved pathway leads to the front entrance door. To the rear is an enclosed low maintenance garden with artificial lawn together with paved and decked patio areas, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, making it suitable for both children and pets.



COUNCIL TAX BAND
The council tax band for this property is B.

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.