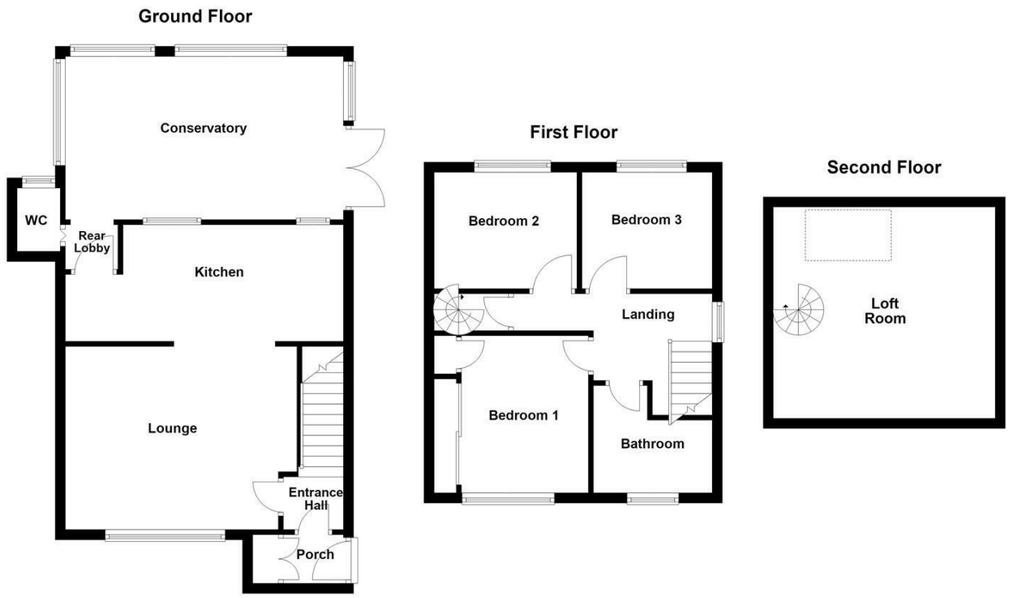
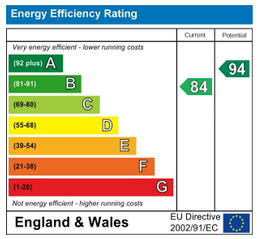


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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97 Silkstone Road, Featherstone, Pontefract, WF7 5PU

For Sale Freehold £245,000

Situated on this sought after modern development in Featherstone is this well presented three bedroom semi detached home, offering spacious accommodation arranged over three floors together with off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall with useful storage and staircase to the first floor, leading into the modern kitchen diner. The kitchen diner is fitted with a range of integrated appliances and also provides access to the downstairs W.C. and through into the living room. The living room opens directly onto the rear garden through French doors. To the first floor are bedrooms two and three together with the house bathroom, while a further staircase leads to the second floor. The principal bedroom occupies the second floor and benefits from fitted wardrobes and its own en suite shower room. Bedroom two also provides fitted storage. Externally, to the front is a tarmacadam driveway providing off road parking for two vehicles, while to the rear is an enclosed garden with lawn and paved patio area.

Featherstone is a convenient location for a range of buyers, particularly growing families and professional couples, with local shops, schools and amenities within easy reach. Featherstone railway station provides wider connections including Leeds and Sheffield, while 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
Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator, useful storage cupboard and staircase providing access to the first floor landing. Door leading through into the kitchen diner.

KITCHEN DINER
17'0" x 13'10" (5.20m x 4.23m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, partial inset spotlights to the ceiling and extractor fan. Fitted with a modern range of Shaker style wall and base units with laminate work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with stainless steel extractor hood above and integrated oven. Integrated dishwasher, integrated washing machine and integrated fridge freezer. Breakfast bar with laminate work surface over. Access to the downstairs W.C. and opening through into the living room.



DOWNSTAIRS W.C.
5'1" x 3'0" (1.55m x 0.93m)
Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator and extractor fan.

LIVING ROOM
13'11" x 11'4" (4.25m x 3.47m)
UPVC double glazed French doors opening onto the rear garden. Central heating radiator.



FIRST FLOOR LANDING
17'1" x 6'6" (5.22m x 2.00m)
Two UPVC double glazed windows overlooking the front and side elevations. Central heating radiator. Staircase providing access to the second floor landing. Doors provide access to bedrooms two and three and the house bathroom.

BEDROOM TWO
13'11" x 11'5" (4.25m x 3.48m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and decorative wall panelling. Fitted wardrobe and useful storage cupboard.



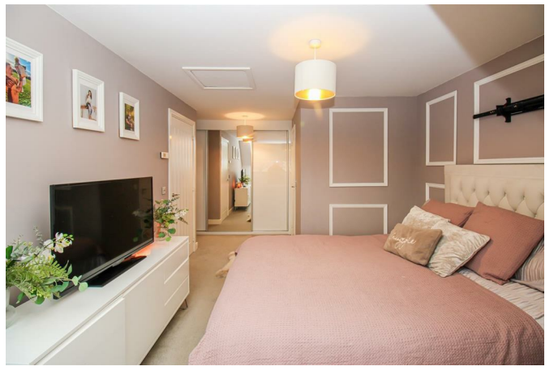
HOUSE BATHROOM
7'0" x 6'1" (2.15m x 1.86m)
Fitted with a modern three piece suite comprising low flush W.C., wall mounted wash basin with mixer tap and panelled bath with mixer tap, mains fed overhead shower, separate shower attachment and glazed shower screen. Half tiled walls, chrome ladder style heated towel radiator and extractor fan.

BEDROOM THREE
10'7" x 7'1" (3.25m x 2.16m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and decorative wall panelling.



SECOND FLOOR LANDING
Door leading through into bedroom one.

BEDROOM ONE
21'5" x 10'4" (6.53m x 3.16m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and decorative wall panelling. Fitted wardrobe with partially mirrored sliding doors. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
7'8" x 4'7" (2.36m x 1.40m)
Rooflight. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and shower enclosure with mains fed overhead shower, separate shower attachment and glazed shower screen. Half tiled walls, chrome ladder style heated towel radiator and extractor fan.



OUTSIDE
To the front is 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 garden mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining. There is also space for a garden shed. 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 C.

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 PONTEFRACT
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.