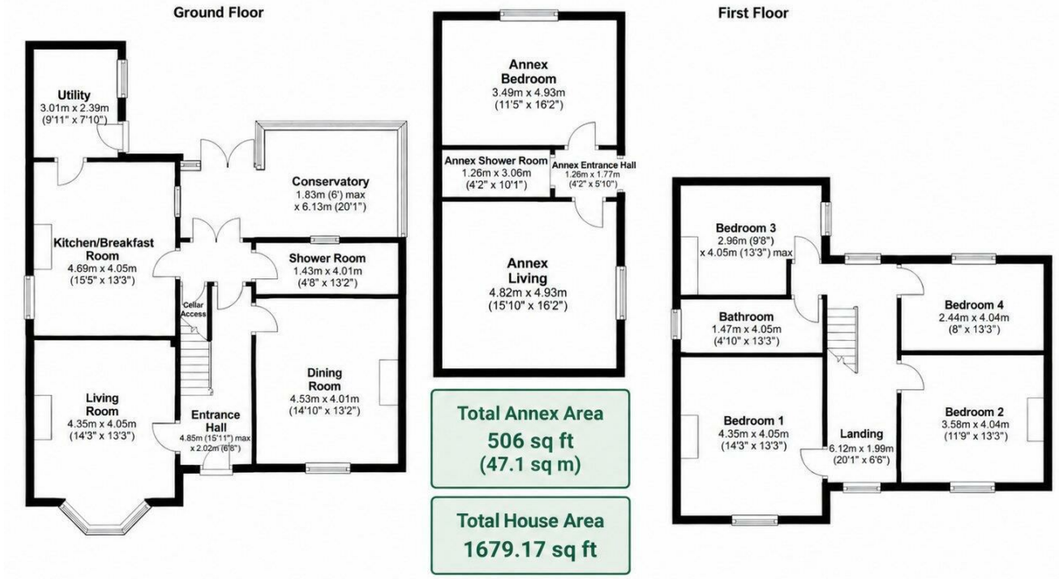
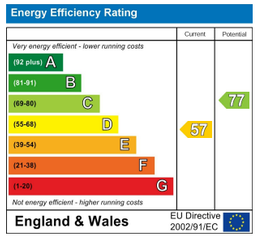




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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80 Featherstone Lane, Featherstone, Pontefract, WF7 6LR

For Sale Freehold Guide Price £415,000 - £420,000

Situated on the well known Featherstone Lane in Featherstone is this substantial four bedroom detached family home, combining traditional character with modern living. Featuring high ceilings, cast iron fireplaces and generous proportions throughout, the property occupies a sizeable plot with ample off road parking, a large landscaped rear garden and a detached annex, making it particularly well suited to larger or multi generational families.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to a further hallway, living room and dining room. The inner hallway leads to a ground floor shower room, conservatory and spacious kitchen breakfast room. The conservatory opens directly onto the rear garden, whilst the kitchen breakfast room leads through to a useful utility room, which also provides rear access. To the first floor, the landing provides loft access and leads to four well proportioned bedrooms and the family bathroom. Externally, the front of the property features a gravelled driveway providing ample off road parking for several vehicles, together with an EV charging point. To the rear is a substantial lawned garden with a paved patio area, ideal for outdoor dining and entertaining, complemented by mature trees, shrubs and established planting. A particular feature of the property is the detached annex, comprising a substantial living room, double bedroom, shower room, independent combination boiler, and separate electrical system. This versatile space is ideal for multi generational living, guests or those requiring a substantial home working area.

Featherstone is a convenient location for families, with a range of local shops, schools and everyday amenities close by, together with a wider selection available in neighbouring Pontefract, Castleford and Wakefield. Regular bus services operate locally, 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 the space, character, versatility and multi generational potential this impressive family home has to offer.



ACCOMMODATION

ENTRANCE HALL
15'10" x 6'7" (4.83m x 2.02m)
Timber framed front entrance door with stained glass panel leading into the entrance hall. Coving to the ceiling, ceiling rose, brass column style central heating radiator and staircase with decorative panelling providing access to the first floor landing. Doors lead to the living room, dining room and rear hallway.

DINING ROOM
14'11" x 13'2" (4.55m x 4.02m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, ceiling rose, dado rail, picture rail and column style central heating radiator. Feature log burner style fireplace with tiled hearth and surround and decorative mantle.



REAR HALLWAY
3'7" x 6'7" (1.10m x 2.01m)
Stone flooring and doors providing access to the cellar, downstairs shower room and kitchen breakfast room. UPVC double glazed French doors also provide access to the conservatory.

SHOWER ROOM/W.C.
6'6" x 4'5" (2.00m x 1.37m)
Frosted UPVC double glazed window looking into the conservatory, extractor fan and central heating radiator. Fitted with a low flush W.C., pedestal wash basin and shower enclosure with electric shower and glazed screen. Part tiled walls.

CONSERVATORY
18'10" x 9'4" (5.75m x 2.87m)
Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors opening onto the rear garden.

KITCHEN BREAKFAST ROOM
15'8" x 13'3" (4.80m x 4.05m)
Fitted with a range of base units with quartz work surfaces over, together with a section of timber work surface. Ceramic Belfast sink with mixer tap, tiled splashbacks and space and plumbing for a range style cooker. Stone flooring throughout. UPVC double glazed window looking into the conservatory and a further UPVC double glazed window overlooking the side elevation. Door providing access to the utility room, central heating radiator and fitted storage cupboards within the alcove.

UTILITY ROOM
7'10" x 9'10" (2.40m x 3.00m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and tumble dryer, together with space and plumbing for an American style fridge freezer. Stone flooring throughout. UPVC double glazed window overlooking the side elevation and frosted UPVC double glazed door providing access to the rear garden. Central heating radiator, extractor fan and partial loft access.

LIVING ROOM
16'8" x 13'5" (5.10m x 4.10m)
UPVC double glazed bay window overlooking the front elevation, coving to the ceiling, ceiling rose and central heating radiator. Feature log burner style decorative fireplace with tiled hearth and surround and decorative mantle.



FIRST FLOOR LANDING
Loft access, coving to the ceiling, ceiling rose and central heating radiator. Two UPVC double glazed windows overlook the front and rear elevations. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
14'3" x 13'6" (4.35m x 4.13m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, ceiling rose, picture rail, decorative cast iron fireplace and column style central heating radiator.



BEDROOM TWO
11'5" x 13'1" (3.48m x 4.01m)
UPVC double glazed window overlooking the front elevation, picture rail, central heating radiator and decorative cast iron fireplace.



BEDROOM THREE
10'6" x 12'0" (3.22m x 3.66m)
UPVC double glazed window overlooking the side elevation, decorative fireplace, column style central heating radiator and fitted storage cupboard housing the Ideal combination boiler.

BEDROOM FOUR
13'3" x 8'2" (4.04m x 2.50m)
Central heating radiator, UPVC double glazed window to rear and coving to the ceiling.

BATHROOM/W.C.
13'5" x 4'9" (4.10m x 1.47m)
Fitted with a low flush W.C., pedestal wash basin and roll top bath with mixer tap and shower attachment, together with a separate shower enclosure with glazed screen. Part tiled walls. Frosted UPVC double glazed window overlooking the side elevation, fitted storage cupboards and central heating radiator.



OUTSIDE
The generous tiered rear garden incorporates several lawned areas together with an abundance of mature trees, shrubs and flowers. There is also a paved patio area providing an ideal space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets, and provides access to the converted former garage, which is now utilised as a self-contained annexe.

DETACHED ANNEX
A substantial four bedroom period detached home with detached annexe and large garden



ANNEX ENTRANCE HALL
5'8" x 4'1" (1.75m x 1.26m)
Frosted UPVC double glazed entrance door providing access into the annexe hallway. Doors lead to the living area, bedroom and shower room.

ANNEX LIVING ROOM
15'10" x 16'2" (4.83m x 4.93m)
Central heating radiator, UPVC double glazed window overlooking the side elevation and loft access.

ANNEX BEDROOM
16'2" x 11'3" (4.93m x 3.45m)
Central heating radiator and two UPVC double glazed windows overlooking the side and rear elevations.

ANNEX SHOWER ROOM/W.C.
4'1" x 9'10" (1.26m x 3.01m)
Fitted with a low flush W.C., pedestal wash basin and shower enclosure with electric shower and glazed screen. Part tiled walls. Further loft access, extractor fan and central heating radiator. The annexe benefits from its own combination boiler, separate from the main property.

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

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.