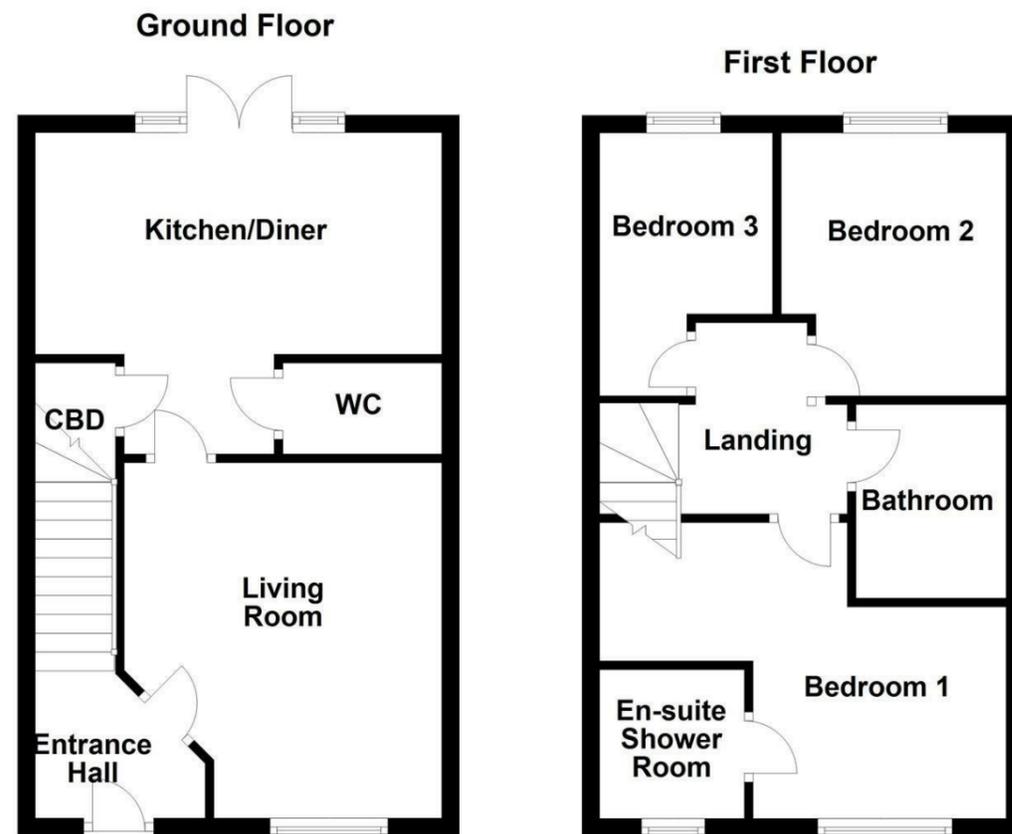




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



### 39 Silkstone Road, Featherstone, Pontefract, WF7 5PL

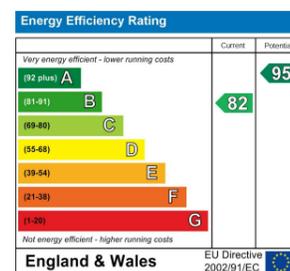
**For Sale Freehold £210,000**

Situated on this sought after modern development is this superbly presented three bedroom semi detached home benefitting from well proportioned accommodation, off road parking and attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms (bedroom one boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front is a tarmac driveway providing off road parking for two vehicles, a pebbled area and paved pathway to the front door. To the rear the garden is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Located in Featherstone, the property is aptly placed for a range of amenities including shops and schools within walking distance. For the commuter looking to travel further afield, Featherstone has its own railway station and the M62 motorway is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.



**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.

**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



#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, stairs to the first floor, door to the living room and central heating radiator.

##### LIVING ROOM

11'10" x 13'4" [max] x 7'10" [min] [3.63m x 4.07m [max] x 2.41m [min]]

UPVC double glazed window to the front and central heating radiator.



##### KITCHEN/DINER

15'3" x 12'0" [max] x 3'4" [min] [4.67m x 3.67m [max] x 1.03m [min]]

Range of modern wall and base units with laminate work

surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated four ring gas hob with extractor hood above, integrated oven, integrated fridge/freezer and integrated washing machine. Access to the downstairs w.c., access to under stairs storage cupboard, set of UPVC double glazed French doors to the rear garden and central heating radiator. The Ideal boiler is housed in here.



##### W.C.

6'1" x 3'4" [1.87m x 1.02m]

Central heating radiator, low flush w.c., extractor fan and pedestal wash basin with mixer tap and tiled splash back.

##### FIRST FLOOR LANDING

Loft access, central heating radiator and doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

11'11" x 11'1" [max] x 5'1" [min] [3.64m x 3.38m [max] x 1.55m [min]]

Access to the en suite shower room, UPVC double glazed window to the front and central heating radiator.



##### EN SUITE SHOWER ROOM/W.C.

5'7" x 5'4" [1.71m x 1.65m]

UPVC double glazed frosted window to the front, central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with electric shower attachment and glass shower screen.

##### BEDROOM TWO

10'5" x 8'5" [max] x 7'1" [min] [3.2m x 2.59m [max] x 2.18m [min]]

Central heating radiator and UPVC double glazed window to the rear.



##### BEDROOM THREE

10'0" x 6'6" [max] x 3'11" [min] [3.05m x 1.99m [max] x 1.21m [min]]

UPVC double glazed window to the rear and central heating radiator.

##### BATHROOM/W.C.

5'7" x 7'3" [1.72m x 2.21m ]

Central heating radiator, low flush w.c., wall mounted

wash basin with mixer tap, panelled bath with mixer tap, extractor fan and half tiling.



##### OUTSIDE

There is a tarmac driveway providing off road parking for two vehicles with a pebbled area and pathway to the front door. To the rear is a lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



##### 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.