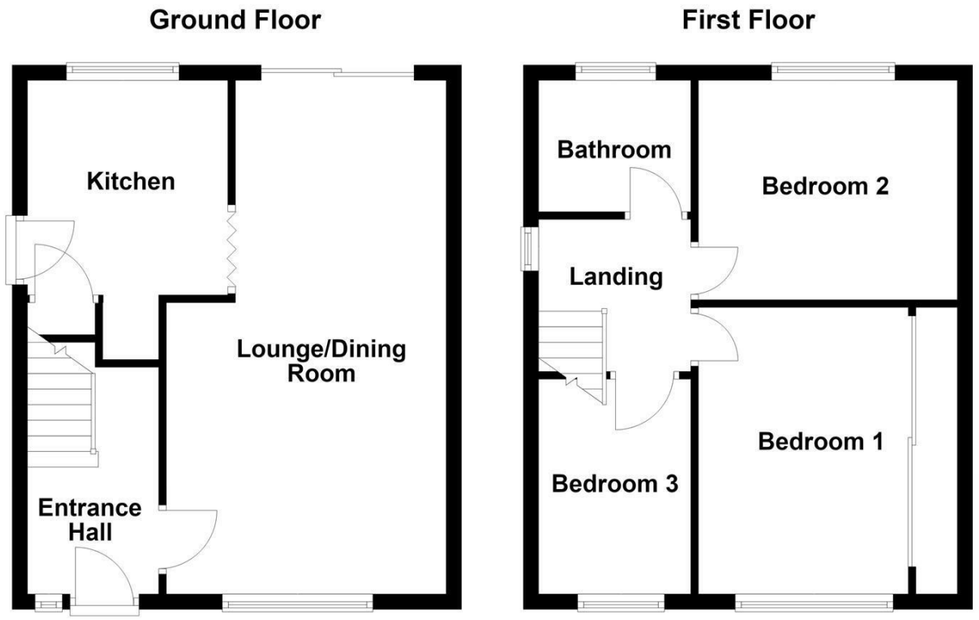
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





5 Mount Road, Stanley, Wakefield, WF3 4JH

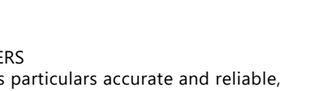
For Sale Freehold £275,000

Well appointed throughout is this spacious and attractive three bedroom semi detached home, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hall, spacious open plan lounge diner and a modern fitted kitchen. To the first floor are three well proportioned bedrooms and the main house bathroom. Externally, to the front is a lawned garden with driveway providing off road parking. Gated access leads along the side of the property to a detached garage, while to the rear is a good sized lawned garden incorporating block paved and stone flagged patio areas, ideal for outdoor entertaining.

The property is well placed for a range of local amenities including shops and schools, with regular bus services nearby and good access to the motorway network for those travelling further afield.

This attractive home would make an ideal purchase for a working couple, family or those looking to downsize. An early viewing is highly recommended.



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.



ACCOMMODATION

ENTRANCE HALL
Entrance door with frosted double glazed side panel leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing. Door leading through to the spacious open plan lounge diner.

LOUNGE DINER
21'9" x 12'1" (6.64 x 3.70)
Enjoying a dual aspect with a double glazed window overlooking the front elevation and sliding patio doors opening onto the rear garden. Two central heating radiators, coving to the ceiling, dado rail and wood effect laminate flooring. Folding door providing access into the modern fitted kitchen.



KITCHEN
8'11" x 8'6" (2.73m x 2.60m)
Fitted with a modern range of wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated oven and grill, four ring electric induction hob with stainless steel extractor hood above, integrated dishwasher, space and plumbing for a washing machine and space for a fridge and freezer. Wood effect flooring and central heating radiator. The boiler is also housed within the kitchen. Door providing access to a useful pantry and further door leading to the side of the property.



FIRST FLOOR LANDING
Loft access and frosted double glazed window overlooking the side elevation. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
12'5" x 8'11" (3.81 x 2.74)
Double glazed window overlooking the front elevation and central heating radiator. Built-in wardrobes with sliding doors to one wall.



BEDROOM TWO
11'3" x 9'3" (3.43m x 2.84m)
Double glazed window overlooking the rear elevation and central heating radiator. Useful airing cupboard.



BEDROOM THREE
9'5" x 6'6" (2.89m x 1.99m)
Double glazed window overlooking the front elevation and central heating radiator.



HOUSE BATHROOM
6'6" x 5'8" (2.00m x 1.74m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower over. Part tiled walls, fully tiled flooring, central heating radiator and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a lawned garden with driveway providing off road parking. Gated access leads along the side of the property to the detached garage. To the rear is a good sized lawned garden incorporating block paved and stone flagged patio areas, ideal for outdoor dining and entertaining



DETACHED GARAGE
Detached garage with up and over door.

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 WAKEFIELD
To view please contact our Wakefield 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.