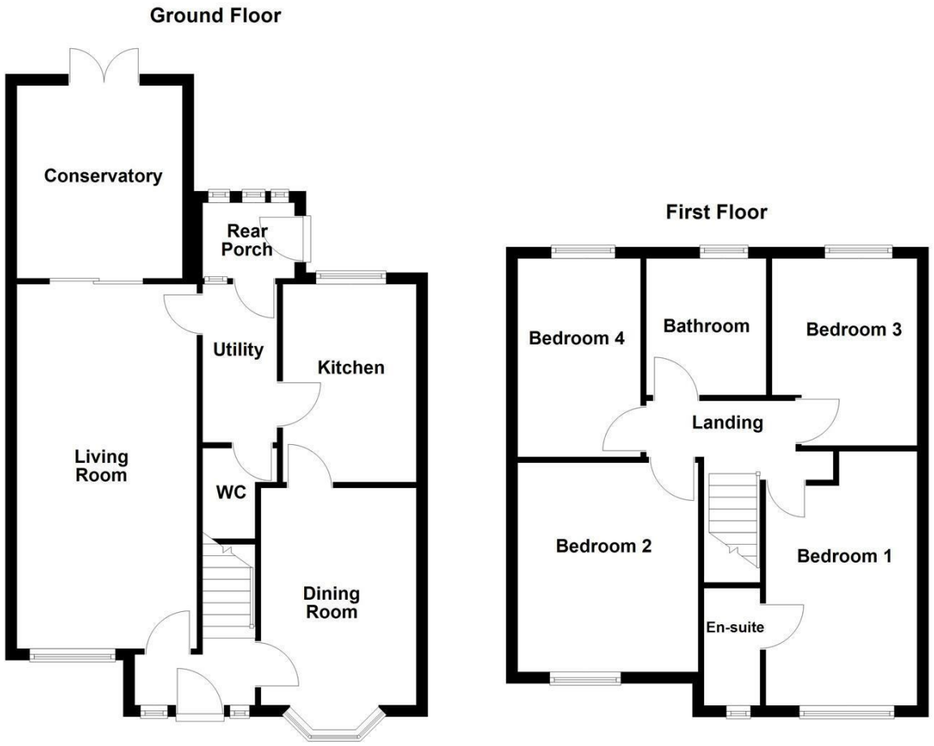
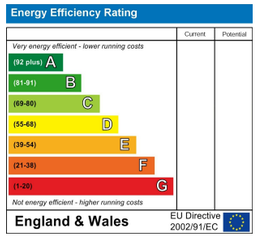




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

5 Stonecroft, Stanley, Wakefield, WF3 4HA

For Sale Freehold £390,000

Proudly offered to the market is this attractive stone built four bedroom detached home, set in the highly desirable location of Stanley. The property boasts two reception rooms plus a conservatory, a generous driveway with car port and garage, and an enclosed rear garden, making it an ideal family residence.

The accommodation briefly comprises a welcoming entrance hall, dining room, fitted kitchen with separate utility room, rear porch, ground floor w.c., spacious living room and conservatory. To the first floor, the landing provides access to four well proportioned bedrooms, including a principal bedroom with en suite shower room, together with a modern four piece family bathroom.
Externally, the property enjoys a lawned front garden with pathway leading to the entrance door. A driveway runs down the side of the home, offering ample off road parking and leading to the single garage and car port. To the rear, there is a secure and enclosed lawned garden with a paved patio area, perfect for outdoor entertaining and al fresco dining.

Situated in the sought after area of Stanley, the property is ideally placed for local amenities and well regarded schools, with excellent transport links nearby. The M62 and M1 motorway networks are easily accessible, making this a perfect choice for commuters.

Offered for sale with no chain and vacant possession,a full internal inspection is essential to fully appreciate the quality and potential of this home. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Timber front entrance door, stairs to the first floor landing, central heating radiator, doors to the living room and dining room.

DINING ROOM
12'6" x 9'5" (3.83m x 2.88m)
Central heating radiator, timber single glazed bay window to the front elevation and door through to the kitchen.

KITCHEN
7'8" x 11'5" (2.35m x 3.49m)
Range of wall and base units with laminate work surface over incorporating sink and drainer with mixer tap, space and plumbing for a cooker and extractor fan. Spotlights, tiled flooring, central heating radiator, timber single glazed window to the rear elevation and door to the utility room.

UTILITY
8'8" x 4'3" (2.66m x 1.30m)
Range of wall and base units with laminate work surface over incorporating space and plumbing for a washing machine or dryer. Central heating radiator, tiled flooring and doors to the w.c. and living room. Door to the rear porch.

W.C.
4'3" x 5'2" (1.30m x 1.60m)
Fitted wash basin with tiled splash back and low flush w.c. Tiled flooring, central heating radiator and extractor fan.

REAR PORCH
5'9" x 3'11" (1.77m x 1.21m)
Tiled flooring, timber double glazed windows and door to the rear elevation.

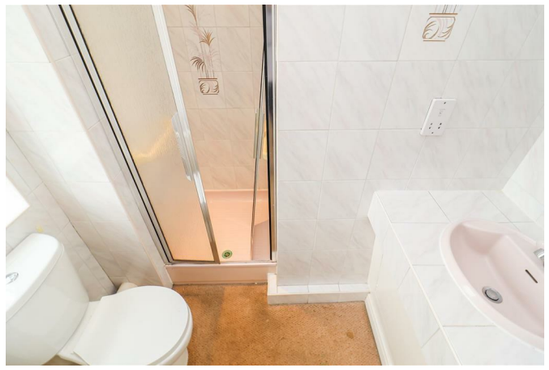
LIVING ROOM
21'0" x 10'2" (6.42m x 3.11m)
Two central heating radiators, fireplace with feature surround, timber single glazed windows to the front elevation, doors to the entrance hall and conservatory.

CONSERVATORY
11'1" x 9'6" (3.38m x 2.90m)
Timber built conservatory with timber doors leading to the rear garden.

FIRST FLOOR LANDING
Loft access, doors to four bedrooms and house bathroom.

BEDROOM ONE
9'6" x 14'5" (2.92m x 4.40m)
Central heating radiator, a range of fitted wardrobes, timber single glazed window to the front elevation and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'6" x 5'2" (2.0m x 1.59m)
Three piece suite comprising low flush w.c., wash hand basin and built in shower with shower head attachment. Central heating radiator, timber single glazed frosted window to the front elevation and spotlights.



BEDROOM TWO
10'5" x 9'3" (3.18m x 2.83m)
A range of fitted wardrobes, central heating radiator, overstairs storage and timber single glazed window to the front elevation.

BEDROOM THREE
10'11" x 7'1" (3.35m x 2.16m)
A range of fitted wardrobes, central heating radiator and timber single glazed window to the rear elevation.

BEDROOM FOUR
10'11" x 8'4" (3.34m x 2.56m)
A range of fitted wardrobes, central heating radiator and timber single glazed window to the rear elevation.

BATHROOM/W.C.
6'9" x 7'10" (2.08m x 2.39m)
Four piece suite comprising low flush w.c., pedestal wash basin, panelled bath and separate shower unit with shower head attachment. Central heating radiator, spotlights and timber single glazed frosted window to the rear elevation.

OUTSIDE
To the front is a flagged pathway leading to the entrance hall with lawned garden and driveway providing off road parking leading to the stone detached garage (with car port over) with manual up and over door. To the rear is an attractive lawned garden with flagged patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.

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

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 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.