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3 Bottom Boat Road, Stanley, Wakefield, WF3 4AR

For Sale Freehold £150,000

Situated on the sought after Bottom Boat Road in the Stanley area of Wakefield is this two bedroom mid terraced property. Deceptively spacious from the front, it does feature two good sized double bedrooms, low maintenance front and rear gardens and rural views to the front of the property, this one is certainly not one to be missed.

The property briefly comprises of the entrance porch which leads us through to the living room. From the living room there is access to a further hallway of which leads us through to the kitchen dining room which has a door to the rear garden and a door to the pantry, and stairs to the first floor landing. Upstairs, to the first floor landing there is access to two double bedrooms and the house bathroom. Both bedrooms benefitting from a storage cupboard and bedroom one benefitting from far reaching rural views. Outside, to the front of the property there is a buffer garden which is mainly pebbled patio area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing with a timber gate providing access to a set of paved steps to the front porch. To the rear of the property the garden is fairly low maintenance, mainly concrete and paved patio areas with right of access for those who live on the terrace.

Situated in a popular part of Stanley, the property is well placed to local amenities including shops and schools with local bus routes nearby. As well as great access to the motorway network.

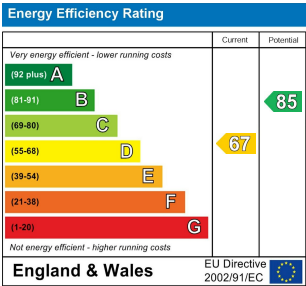
Offered for sale with no chain involved, an ideal property for the first time buyer, couple or small family looking to gain access to the property market and viewing comes highly recommended.

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

PORCH

3'7" x 4'0" [1.1m x 1.24m]
Composite front door with frosted glass pane into the porch. Surrounded by UPVC double glazed windows with a door leading through to the living room.

LIVING ROOM

12'5" x 13'11" [max] x 12'7" [min] [3.8m x 4.25m [max] x 3.85m [min]]
Door to further hallway. UPVC double glazed window to the front, flush fitting gas fireplace, central heating radiator, coving to the ceiling.



FURTHER HALLWAY

Stairs to the first floor landing, door to the kitchen/diner.

KITCHEN/DINER

13'11" x 13'11" [max] x 12'2" [min] [4.25m x 4.25m [max] x 3.72m [min]]
Composite rear door with frosted glass pane, UPVC double glazed window to the rear, central heating radiator, door to the pantry cupboard, decorate fireplace with hearth surround and mantle. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with stainless steel extractor hood above. Integrated oven, space and plumbing for washing machine, space for a fridge freezer.

FIRST FLOOR LANDING

Loft access, coving to the ceiling. Doors to two bedrooms and the house bathroom.

BEDROOM ONE

12'6" 13'11" [max] x 12'6" [min] [3.82m 4.25m [max] x 3.82m [min]]
UPVC double glazed window to the front with far reaching field views, central heating radiator, access to an upstairs storage cupboard, cast iron decorative fireplace.



BEDROOM TWO

13'9" x 8'6" [4.2m x 2.6m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted storage cupboard which houses the boiler.



HOUSE BATHROOM

9'6" x 5'1" [max] x 3'10" [min] [2.92m x 1.56m [max] x 1.18m [min]]
Frosted UPVC double glazed window to the rear, central heating radiator, half tiling. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property is a low maintenance pebbled buffer garden which is ideal for outdoor dining and entertaining purposes and is fully enclosed by timber fencing with a timber gate providing access to a paved pathway leading up to the front porch. To the rear of the property there is a further low maintenance paved and concrete courtyard area, ideal for a multitude of uses with right of access over for those who live on the terrace.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.