



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

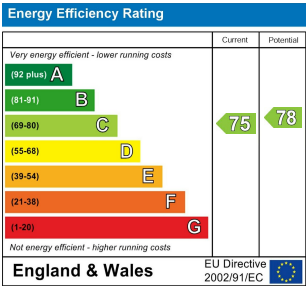


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 20 Clarke Hall Road, Stanley, Wakefield, WF3 4ND

### For Sale Freehold £599,950

Nestled on this sought after modern development is this impressive five bedroom detached family home presented to an exceptional standard sat on a generous sized corner plot benefitting from driveway with double garage and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, dining room, office, w.c., kitchen/dining/sitting room and utility room. The first floor landing leads to five bedrooms (main with en suite shower room and walk in wardrobe), separate walk in wardrobe and four piece house bathroom. Outside to the front is a broad driveway providing off road parking for several vehicles leading to the double garage. Whilst to the rear is an enclosed good sized lawned garden with paved patio area, perfect for al fresco dining.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network, ideal for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, coving to the ceiling, stairs to the first floor landing with understairs storage, central heating radiator, storage cupboard and doors to the w.c., office, living room, dining room and kitchen/dining/sitting room.

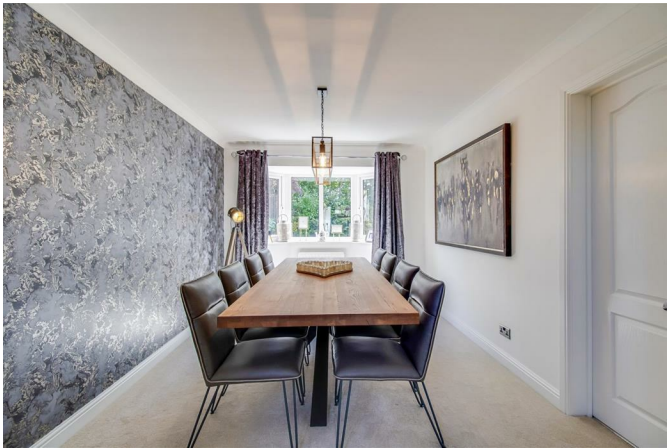
LIVING ROOM

19'1" x 12'3" [max] x 9'0" [min] [5.82m x 3.75m [max] x 2.75m [min]]  
Set of UPVC double glazed French doors to the rear, UPVC double glazed window to the front, two central heating radiators, gas fireplace with living flame effect and coving to the ceiling.



DINING ROOM

15'1" x 9'8" [max] x 3'4" [min] [4.6m x 2.97m [max] x 1.02m [min]]  
UPVC double glazed bay window to the rear, central heating radiator, coving to the ceiling and door to the kitchen/dining/sitting room.



OFFICE

6'9" x 9'10" [2.07m x 3.0m]  
UPVC double glazed window to the front, coving to the ceiling and anthracite column radiator.

W.C.

5'9" x 2'9" [1.77m x 0.86m]  
Low flush w.c., wash basin with mixer tap and chrome ladder style radiator.

KITCHEN/DINING/SITTING ROOM

22'1" x 20'8" [max] x 11'3" [min] [6.75m x 6.32m [max] x 3.45m [min]]  
Range of modern shaker style wall and base units with granite work surface over incorporating central island with built in granite dining table. Inset stainless steel sink and drainer, integrated wine cooler, Range cooker with extractor hood, space and plumbing for an American style fridge/freezer and integrated dishwasher. UPVC double glazed windows to the side and rear, a set of UPVC double glazed French doors to the rear garden, anthracite column radiator, spotlights, doors to the utility room and dining room.

UTILITY ROOM

5'2" x 7'3" [max] x 5'4" [min] [1.58m x 2.22m [max] x 1.64m [min]]  
Range of modern shaker style wall and base units with granite work surface over and space for a washing machine.

FIRST FLOOR LANDING

Loft access, coving to the ceiling, UPVC double glazed window to the front, central heating radiator, storage cupboard and doors to five bedrooms, walk in wardrobe and the house bathroom.

BEDROOM ONE

11'0" x 13'5" [3.37m x 4.11m]  
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and doors to the en suite shower room and walk in wardrobe.



EN SUITE SHOWER ROOM/W.C.

6'0" x 7'3" [max] x 6'4" [min] [1.84m x 2.22m [max] x 1.95m [min]]  
Three piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap and shower cubicle with mains overhead shower and shower screen. UPVC double glazed frosted window to the side, chrome ladder style radiator and spotlights.



WALK IN WARDROBE

8'0" x 4'7" [2.45m x 1.42m]  
Loft access and spotlights.

BEDROOM TWO

9'11" x 12'8" [3.03m x 3.87m]  
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE

9'10" x 10'11" [3.02m x 3.35m]  
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BEDROOM FOUR

9'4" x 9'0" [2.86m x 2.75m]  
Coving to the ceiling, UPVC double glazed window to the front and central heating radiator.

BEDROOM FIVE

8'2" x 9'10" [2.5m x 3.02m]  
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.  
  
BATHROOM/W.C.  
11'8" x 11'3" [max] x 5'5" [min] [3.56m x 3.43m [max] x 1.66m [min]]  
Four piece suite comprising concealed cistern low flush w.c., wash basin with mixer

tap, stand alone bath with mixer tap and double shower cubicle with mains over head shower. UPVC double glazed frosted window to the front, chrome ladder style radiator and spotlights.



WALK IN WARDROBE

7'11" x 4'8" [2.42m x 1.43m]  
Spotlights.

OUTSIDE

To the front of the property is a generous driveway providing off road parking for several vehicles leading to the double garage and lawned garden with planted features. To the rear is an attractive lawned garden incorporating planted features and a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



DOUBLE GARAGE

18'4" x 18'4" [5.6m x 5.6m]  
Two electric roller doors, UPVC double glazed frosted window to the side, side access door, power, light and partially boarded vaulted ceiling, ideal for storage.

COUNCIL TAX BAND

The council tax band for this property is F.

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.