Richard Kendall Estate Agent

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101 Lee Moor Road, Stanley, Wakefield, WF3 4EQ

For Sale Freehold Offers Over £225,000

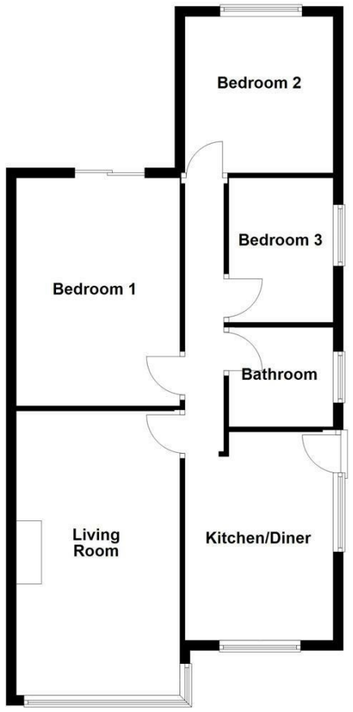
Situated in the sought after location of Stanley is this superbly presented three bedroom semi detached true bungalow and renovated throughout including modern kitchen and newly fitted carpets. The property sits on a generous sized plot with driveway parking and lawned gardens to the front and rear.

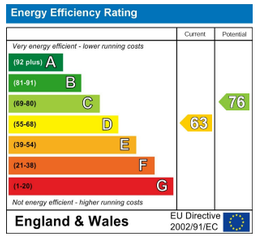
The property briefly comprises of the modern kitchen/diner, hallway providing access to the living room, three bedrooms and the bathroom. Outside to the front is a lawned garden with planted features and driveway providing ample off road parking for several vehicles. To the rear is an enclosed garden with lawn, paved patio area and large storage container.

The property is ideally located for all local shops and amenities that Stanley has to offer and is only a short drive away from the motorway network, perfect for those looking to commute 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.

Ground Floor





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

KITCHEN/DINER
13'6" x 9'8" (max) x 6'10" (min) (4.12m x 2.95m (max) x 2.1m (min))

Composite side entrance door. Range of shaker style wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood. Space for a fridge/freezer, space and plumbing for a washing machine. Coving to the ceiling, central heating radiator, UPVC double glazed windows to the side and front and an opening through to the hallway

HALLWAY
Loft access, central heating radiator and doors to the living room, three bedrooms and bathroom.

LIVING ROOM
18'5" x 10'9" (max) x 9'8" (min) (5.62m x 3.3m (max) x 2.96m (min))

UPVC double glazed window to the front, coving to the ceiling, ceiling rose, picture rail, central heating radiator and gas fireplace with marble hearth, surround and ornate mantle.

BEDROOM ONE
14'9" x 10'7" (4.52m x 3.24m)

Set of UPVC double glazed doors to the rear garden, coving to the ceiling, central heating radiator and fitted wardrobes.

BEDROOM TWO
9'10" x 10'2" (3.0m x 3.1m)

UPVC double glazed window to the rear, coving to the ceiling, spotlights and central heating radiator.

BEDROOM THREE
9'5" x 6'9" (2.88m x 2.07m)

UPVC double glazed window to the side, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
6'5" x 6'9" (1.97m x 2.08m)

Low flush w.c., pedestal wash basin and P-shaped bath with shower head attachment and shower screen. UPVC double glazed frosted window to the side, extractor fan and anthracite ladder style radiator.

OUTSIDE
To the front is a lawned garden with planted features and a driveway providing off road parking running down the side of the property. To the rear is substantial storage shed, ideal for garden storage space. There is a lawned rear garden with mature shrubs throughout and paved patio area, perfect for outdoor dining and entertaining, the garden is fully enclosed by timber fencing.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.