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22 Ferry Lane, Stanley, Wakefield, WF3 4JR

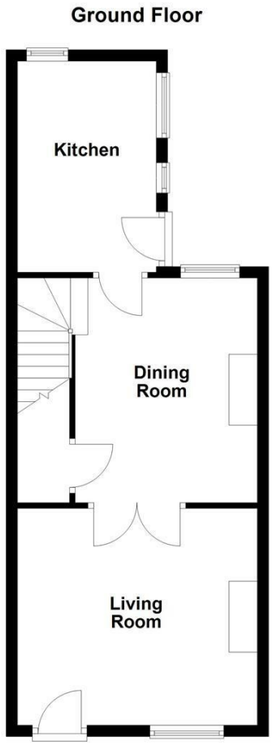
For Sale Freehold £150,000

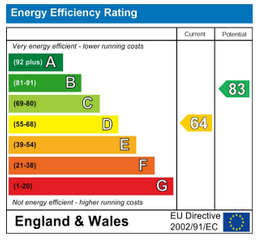
Situated in the popular location of Stanley is this well presented two bedroom mid terraced property, offering well proportioned accommodation throughout, two reception rooms, off road parking and a low maintenance enclosed rear patio garden.

The accommodation briefly comprises a living room leading through to the dining room, which provides access to the first floor via the staircase, useful understairs storage and the kitchen. The kitchen in turn leads out to the rear. To the first floor, the landing provides access to the loft, two bedrooms and the house bathroom, with an overstairs storage cupboard housing the Worcester combination boiler. Externally, there is on street parking to the front. To the rear, the property benefits from an enclosed paved patio garden, ideal for outdoor dining and entertaining, enclosed by walling and timber fencing with a gate providing access. Beyond this, there is a tarmac area providing off road parking.

Stanley is a popular location for a wide range of buyers including first time purchasers, professional couples and investors, with local shops and schools within walking distance and a broader range of amenities available in Wakefield city centre. The area is well served by local bus routes, and Wakefield's two train stations provide links to Leeds, Manchester and London. The M62 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will reveal all that this property has to offer. 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

LIVING ROOM
12'6" (max) x 13'10" (min) x 12'7" (3.83m (max) x 4.23m (min) x 3.86m)

Timber front entrance door, UPVC double glazed window to the front, coving to the ceiling with ceiling rose, central heating radiator, double doors through to the dining room and gas fireplace with marble hearth and wooden mantel.

DINING ROOM
12'11" (max) x 10'6" (min) x 8'11" (3.95m (max) x 3.22m (min) x 2.73m)

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling with ceiling rose, access to understairs storage cupboard, stairs to the first floor landing and door through to the kitchen.

KITCHEN
12'3" x 7'11" (3.75m x 2.43m)

Fitted with a range of base units with laminate work surface, composite 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor above, integrated oven, and space and plumbing for a washing machine, dishwasher and fridge freezer. Three UPVC double glazed windows (two to the side and one to the rear), frosted UPVC double glazed door leading out to the rear garden and spotlights to the ceiling.

FIRST FLOOR LANDING
Loft access and doors leading to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE
12'6" (max) x 13'10" (min) x 12'8" (3.82m (max) x 4.23m (min) x 3.88m)

UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO
13'0" (max x 4'9" min x 3'5" (3.97m (max x 1.45m min x 1.06m)

UPVC double glazed window to the rear and central heating radiator.

HOUSE BATHROOM/W.C.
8'9" x 5'5" (2.67m x 1.66m)

Frosted UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, overstairs storage cupboard housing the Worcester combi boiler, low flush W.C., pedestal wash basin and panelled bath with mixer tap, shower attachment and glass screen. Part tiled walls.

OUTSIDE
To the rear, the property benefits from a paved patio area, ideal for outdoor dining and entertaining, with walled and timber fenced boundaries and a timber gate providing rear access. Please note, there is access to off road parking at the rear. The land itself is not owned by the property but rights of access are included within the deeds.

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.

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.