



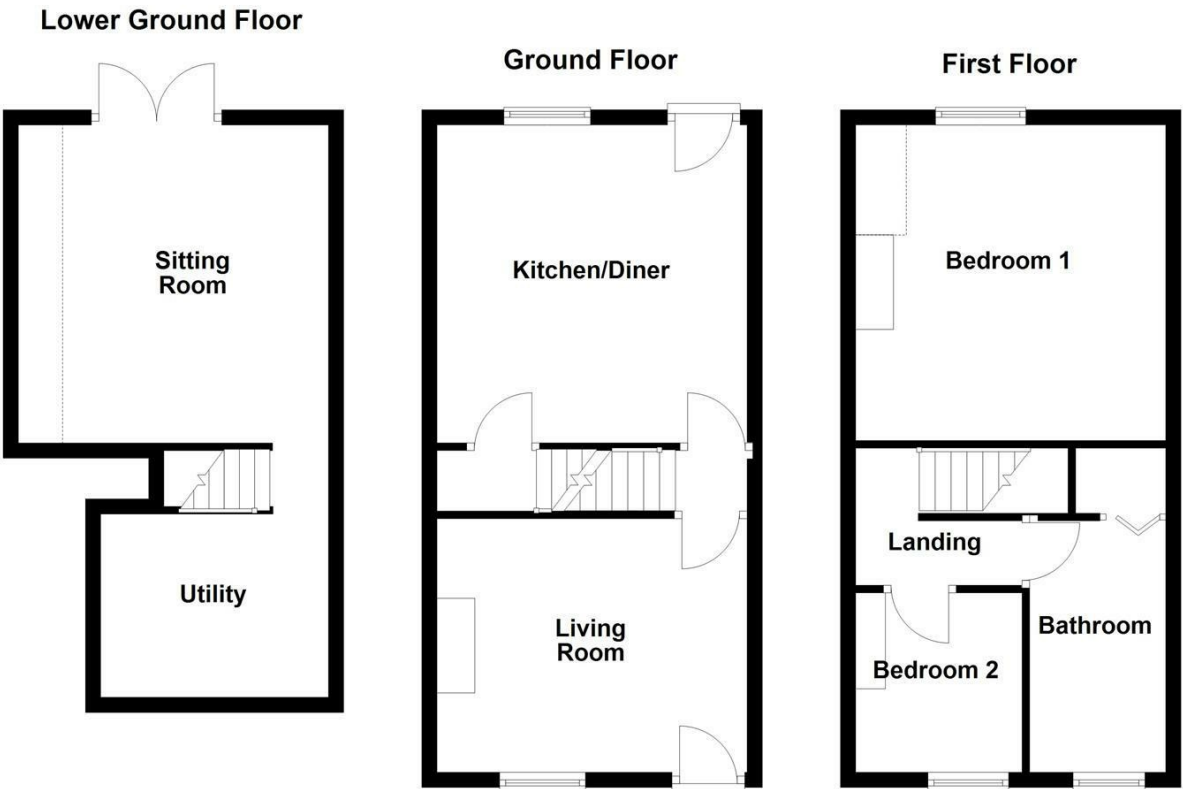
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

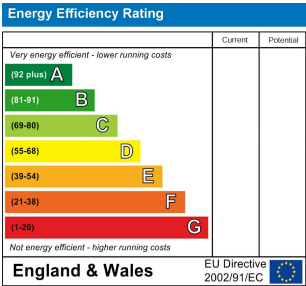


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



56 Bottom Boat Road, Stanley, WF3 4AY

For Sale Freehold £180,000

Situated on the well known Bottom Boat Road in Stanley is this two bedroom mid terraced property superbly presented throughout with accommodation spanning over three floors. Benefitting from ample reception space, modern fitted kitchen and bathroom and front and rear gardens, this property is certainly not one to be missed.

The property briefly comprises of the living room which leads to a further hallway having stairs to the first floor landing and the kitchen. The kitchen has access to the rear of the property and downstairs to the lower ground floor. On the lower ground floor there is openings to the sitting room and the utility room. Upstairs, to the first floor landing there is access to two bedrooms and the house bathroom. Outside, to the front, is a low maintenance buffer garden, mainly block paved, with timber fencing on both sides and a front wall with a timber gate to the front door. The rear garden is also low maintenance, featuring a York stone patio (reclaimed cellar flooring), ideal for outdoor dining and entertaining, accessible from the sitting room and kitchen. Fully enclosed by timber fencing, it includes right of access for terrace residents and space for a shed/outbuilding, with far reaching field views.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre. The M62 motorway is only a short distance away perfect for the commuter looking to travel further afield to cities such as Manchester and Leeds.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

LIVING ROOM

10'11" x 13'5" [max] x 12'2" [min] [3.35m x 4.1m [max] x 3.72m [min]]

Composite entrance door into the living room. UPVC double glazed window to the front, coving to the ceiling, cast iron column central heating radiator, log burning stove with stone hearth, tiled surround and wooden mantle. Door to further hallway.



FURTHER HALLWAY

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

KITCHEN DINER

13'9" x 13'5" [max] x 11'9" [min] [4.2m x 4.11m [max] x 3.6m [min]]

Door to stairs to the lower ground floor. UPVC double glazed window to the rear, composite rear door with frosted glass pane, cast iron column central heating radiator, downlighting, kickboard lighting, coving to the ceiling. A range of modern wall and base units with granite worksurface over, ceramic Belfast sink with mixer tap and

drainboard into the worksurface, space and plumbing for a range style cooker, integrated dishwasher, integrated fridge and freezer.

LOWER GROUND FLOOR

Opening to the utility room and the sitting room.

UTILITY ROOM

9'10" x 7'11" [3.0m x 2.43m]

Spotlights, central heating radiator. A range of base units with laminate worksurface over, sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, space for a fridge freezer.



SITTING ROOM

12'7" x 11'2" [3.84m x 3.42m]

UPVC double glazed French doors to the rear with built in blinds, spotlights, cast iron column central heating radiator, fitted shelves in a media wall style.



FIRST FLOOR LANDING

Coving to the ceiling, doors to two bedrooms and the bathroom.

BEDROOM ONE

13'10" x 13'6" [max] x 11'1" [min] [4.22m x 4.14m [max] x 3.4m [min]]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes with sliding doors.



BEDROOM TWO

7'9" x 7'2" [max] x 5'11" [min] [2.37m x 2.2m [max] x 1.81m [min]]

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



BATHROOM

11'0" x 5'11" [3.36m x 1.81m]

Frosted UPVC double glazed window to the front, spotlights, over stairs storage/airing cupboard, ladder style central heating radiator. Low flush W.C., ceramic wash basin built into a storage unit with

storage below and mixer tap, panelled bath with mixer tap, shower cubicle with electric overhead shower and shower head attachment with a glass shower screen.



OUTSIDE

To the front of the property is a low maintenance buffer garden which is mainly block paved with timber fencing to either side and a wall to the front with a timber gate providing access to the front door. To the rear of the property the garden is low maintenance and mainly made up of York stone paved patio area which is reclaimed cellar flooring, perfect for outdoor dining and entertaining purposes and can be accessed from both the sitting room and kitchen. The rear garden is fully enclosed by timber fencing with right of access for those on the terrace and, space for a timber outbuilding/shed with far reaching field views.



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.