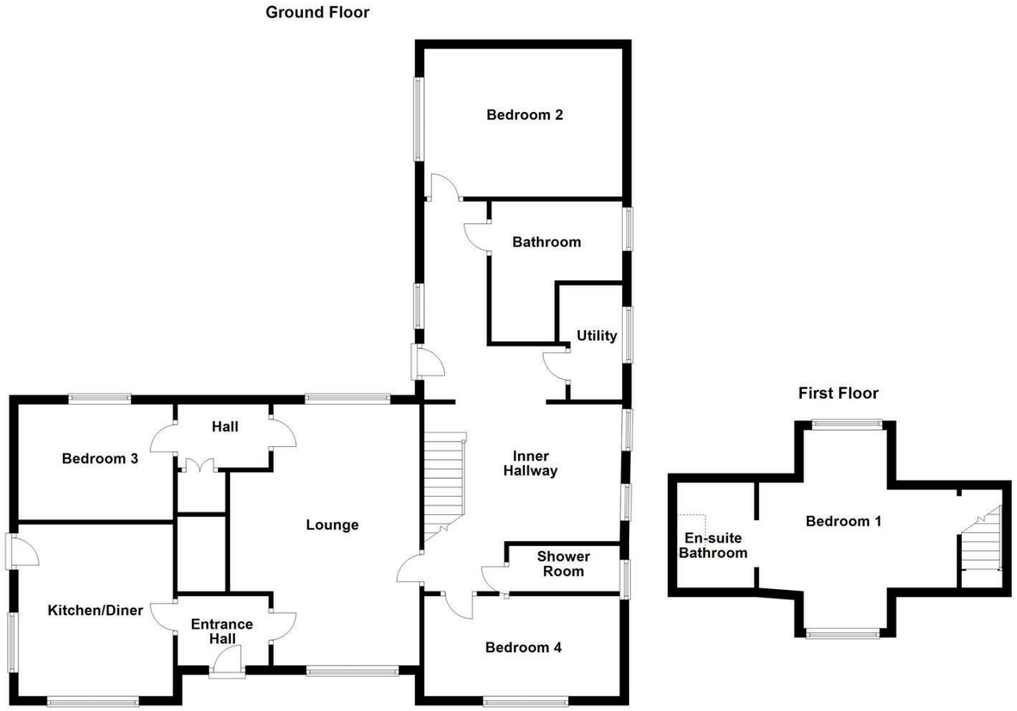
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



91 Canal Lane, Stanley, Wakefield, WF3 4EB

For Sale Freehold £425,000

A deceptively spacious four bedroomed family home finished to a lovely standard in a contemporary style and set on a well proportioned plot with a good sized garden and fantastic southerly views over the valley.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable property is approached via a modest entrance hall that leads through into a well proportioned living room that has a feature fireplace and windows to both the front and rear. The kitchen is also of good proportions and is fitted with a range of modern units with integrated appliances. There is a well proportioned bedroom situated at the rear of the house adjoining a bathroom that has been re-fitted to an excellent standard. To the front there is a further bedroom adjacent to the family shower room. A third bedroom also overlooks the rear of the property and to the first floor there is a further bedroom with a further en suite adjoining. Outside, the property stands on a good sized plot with ample driveway parking leading to a parking/turning area in front of a double garage. The well proportioned gardens are laid mainly to lawn with mature beds and borders.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

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

ENTRANCE HALL
4'3" x 3'7" (1.3m x 1.1m)
UPVC entrance door and wood strip flooring.

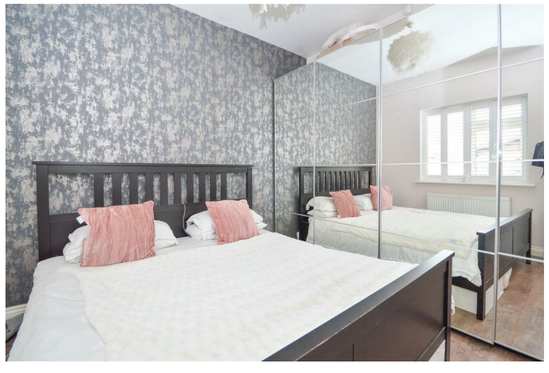
LIVING ROOM
19'0" x 12'9" (max) (5.8m x 3.9m (max))
Windows to both the front and rear, two central heating radiators, quality wood effect laminate flooring and feature wood burning stove with provision for a wall mounted television above. Fitted cupboards and display shelves.

KITCHEN
12'9" x 11'9" (3.9m x 3.6m)
Windows to the front and side and stable style external door to the side. Fitted with a range of quality wall and base units with laminate work tops and tiled splash backs incorporating 1.5 bowl stainless steel sink unit, inset five ring gas hob with stainless steel splash back and filter hood over. Built in double oven, provision for a side by side American style fridge/freezer and space and plumbing for a dishwasher. Matching cupboard housing the Glow-worm gas fired central heating boiler.

INNER HALLWAY
13'9" x 10'9" (4.2m x 3.3m)
Frosted windows to the side, central heating radiator and adjoining passageway with French doors to the rear garden.

UTILITY ROOM
4'7" x 7'6" (max) (1.4m x 2.3m (max))
Frosted window to the side, central heating radiator and space and plumbing for a stacked washing machine and tumble dryer. Stainless steel sink unit and storage cupboards.

BEDROOM TWO
11'1" x 9'6" (3.4m x 2.9m)
Shuttered window to the side, central heating radiator and laminate flooring. Full width set of fitted wardrobes with mirror fronted doors.



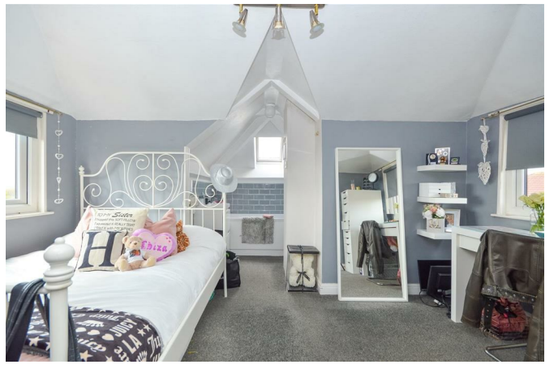
BATHROOM/W.C.
10'2" x 7'10" (max) (3.1m x 2.4m (max))
Re-fitted to an enviable standard with a four piece white and chrome suite comprising freestanding slipper style roll top bath with shower attachment, separate wet room style shower, vanity wash basin with cupboards under and low suite w.c. Part brick set tiled walls, frosted window to the side, contemporary style vertical central heating radiator and extractor fan.

BEDROOM FOUR
10'9" x 6'10" (3.3m x 2.1m)
Large window to the front, double central heating radiator and picture rail.

SHOWER ROOM/W.C.
6'2" x 4'11" (1.9m x 1.5m)
Frosted window to the side and fitted with a three piece white suite comprising walk in shower cubicle with twin head shower, vanity wash basin with cupboards under and low suite w.c. Contemporary style vertical central heating radiator and extractor fan.

BEDROOM THREE
12'1" x 8'10" (3.7m x 2.7m)
Window to the rear and central heating radiator. Picture rail.

BEDROOM ONE
13'1" x 10'5" (max) (4.0m x 3.2m (max))
Windows to both the front rear, access to eaves storage area, provision for a wall mounted television, central heating radiator and an archway through to the adjoining en suite.



EN SUITE BATHROOM/W.C.
6'6" x 4'3" (2.0m x 1.3m)
Characterful sloping ceiling and fitted with a three piece white and chrome suite comprising panelled bath with shower attachment, vanity wash basin with drawers under and low suite w.c. Velux style roof light and extractor fan.

OUTSIDE
The property is approached via a contemporary style gate that opens onto a sloping driveway providing ample off street parking leading up to a broad parking and turning area adjacent to a double garage. There is a good sized lawned garden to the side with further gardens to the front that are mature and well stocked and enjoy breathtaking views over the valley.

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

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.