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IMPORTANT NOTE TO PURCHASERS

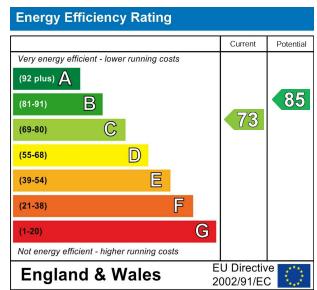
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

23 Ash Grove, Stanley, Wakefield, WF3 4JY

For Sale Freehold Price Guide £500,000 - £525,000

Nestled into a sought after cul-de-sac location in Stanley is this generously proportioned four bedroom detached home, superbly presented throughout.

The property boasts ample reception space for entertaining along with four double bedrooms, good size driveway for off road parking and an enclosed attractive rear garden. The accommodation briefly comprises of; entrance hall, office, living room, downstairs w.c. and kitchen. The living room and kitchen lead to the dining room, which then leads to the conservatory. The kitchen has access to the utility room. The garage has electric roll up door, power, light and plumbing. The first floor landing has access to the loft as well as the four bedrooms and the house bathroom/w.c. Bedroom one benefits from en suite shower room/w.c. To the front of the property the garden has a lawned area with hedge borders, planted shrubs and a block paved driveway providing off road parking for several vehicles. To the rear there is an attractive landscaped and enclosed garden incorporating lawned areas with pebbled and planted features, a stone paved patio area ideal for al fresco dining. There is a summerhouse/shed and the garden is enclosed by timber fencing.

This property would make the perfect family home, ideally located within the popular village of Stanley, with shops and well-regarded schools within walking distance and Wakefield city centre being just a short drive away.

An internal inspection is essential to appreciate all on offer with this excellent home.



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ACCOMMODATION

ENTRANCE HALL

Composite front door with frosted glass pane leading into the entrance hall, coving to the ceiling, spotlighting to the ceiling, central heating radiator, stairs to the first floor landing, doors leading to the office, living room, kitchen and downstairs w.c.

DOWNSTAIRS W.C.

3'8" x 5'7" [1.12m x 1.72m]

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, concealed cistern, low flush w.c., spotlights to the ceiling, wash basin built into a storage unit with mixer tap, fully tiled.

OFFICE

9'6" x 7'1" max x 4'10" min [2.9m x 2.16m max x 1.48m min]

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

KITCHEN

11'2" x 12'9" max x 8'3" min [3.42m x 3.91m max x 2.52m min]

Opening into the dining room, under stairs storage cupboard, spotlights to the ceiling, coving to the ceiling, door to the utility, UPVC double glazed window to the side. A range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, laminate splashback, four ring induction hob with stainless steel extractor hood above, integrated double oven, integrated dishwasher, under counter fridge and freezer.



UTILITY

8'6" x 4'11" [2.6m x 1.51m]

A range of fitted storage, composite frosted door to the side of the property, loft access to the single storey area, central heating radiator, spotlights to the ceiling.

GARAGE

16'8" x 16'6" [5.09m x 5.04m]

Vaillant boiler. UPVC double glazed frosted window to the front, electric roller door, power, light and plumbing, as the vendors have added a further utility area with wall and base units having laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, space and plumbing for a washing machine/tumble dryer.

DINING ROOM

14'11" x 8'6" [4.55m x 2.6m]

Door to the conservatory, set of double doors into the living room, UPVC double glazed window to the side, UPVC double glazed window into the conservatory. Central heating radiator, spotlights to the ceiling, coving to the ceiling.

LIVING ROOM

14'5" x 15'0" [4.4m x 4.58m]

UPVC double glazed French doors to the rear garden, spotlights to the ceiling, coving to the ceiling, double doors into the entrance hall, central heating radiator, gas fireplace with granite hearth surround and mantle.



CONSERVATORY

12'5" x 13'6" [3.79m x 4.12m]

Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden. Central heating radiator.



FIRST FLOOR LANDING

Loft access, spotlights to the ceiling, central heating radiator and doors to bedrooms and the house bathroom/w.c.

BEDROOM ONE

11'5" x 14'9" max x 8'8" min [3.48m x 4.5m max x 2.65m min]

UPVC double glazed window to the front, central heating radiator, spotlights to the ceiling, coving to the ceiling, fitted wardrobes with sliding doors, door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

5'8" x 5'11" max x 3'4" min [1.75m x 1.81m max x 1.03m min]

Frosted UPVC double glazed window to the front, spotlights to the ceiling, chrome ladder style central heating radiator, concealed cistern low flush w.c., wash basin built into floating storage unit with mixer tap, shower cubicle with mains fed overhead shower and shower screen. Fully tiled.

BEDROOM TWO

11'4" x 11'6" [3.46m x 3.52m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, spotlighting to the ceiling, fitted wardrobes with sliding doors [mirrored].

BEDROOM THREE

11'7" x 8'10" [3.54m x 2.71m]

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

BEDROOM FOUR

7'9" x 8'11" [2.38m x 2.72m]

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

HOUSE BATHROOM/W.C.

8'11" x 5'4" [2.72m x 1.64m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, concealed cistern low flush w.c., wash basin built in to a floating storage unit with mixer tap, tiled in bath with mixer tap and overhead shower, shower screen and fully tiled. Spotlights to the ceiling and extractor fan.



OUTSIDE

To the front of the property the garden has a slight lawned area with hedge border, further planted features and mature shrubs throughout. Block paved driveway providing off road parking for several vehicles and leads to the double attached garage with electric roller door, power and light. The rear garden is attractive and enclosed, which is landscaped and incorporates lawned areas with pebbled and planted features, stone paved patio area ideal for outdoor dining and entertaining purposes, and garden shed/summerhouse. The garden is enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E

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.