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NORMANTON 01924 899 870	PONTEFRAC & CASTLEFORD 01977 798 844	



18 Michael Avenue, Stanley, Wakefield, WF3 4DY

For Sale Freehold £250,000

Presenting this lovely extended semi detached home, which is located in a desirable neighbourhood of Stanley. With a downstairs extension of a conservatory and boasting three double bedrooms.

Ideal for a growing family or those needing extra space. The spacious garden is perfect for outdoor relaxation and gatherings., plus, there is off street parking for two-three cards and a garage for added convenience. Inside, the house is tastefully decorated with modern finishes and plenty of natural light, creating a comfortable living space. The layout flows seamlessly from the living room to the open plan kitchen/dining area and conservatory overlooking the garden.

Conveniently close to local amenities, schools, and transport links, this property offers a comfortable and practical lifestyle. Don't miss the chance to make this house your new home. Contact us today to arrange a viewing.

IMPORTANT NOTE TO PURCHASERS

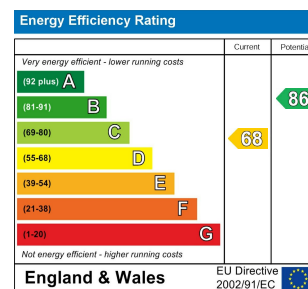
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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ACCOMMODATION

ENTRANCE HALL

UPVC composite entrance door, gas central heating radiator door leading to living room, stairs leading to first floor landing.

LIVING ROOM

20'0" x 12'0" max [6.12m x 3.67m max]

UPVC double glazed window to the front aspect, gas central heating radiator, chimney breast, through lounge leading to conservatory and door leading to kitchen.



KITCHEN

13'3" x 14'8" [4.06m x 4.49m]

Extended and fitted with a modern range of wall and base units in a shaker style, integrated oven and grill, four ring gas hob with hood over, plumbing for a washing machine, Belfast style sink, tiled splashback, UPVC double glazed window to the rear aspect, gas central heating radiator, understairs storage cupboard and door leading to rear garden.



CONSERVATORY

18'0" x 8'3" [5.5m x 2.54m]

UPVC double glazed construction and with French doors leading to the rear garden.

FIRST FLOOR LANDING

Three doors leads to bedrooms one to a house

bathroom, UPVC double glazed window to the side aspect.

BEDROOM ONE

13'6" x 11'10" [4.14m x 3.63m]

UPVC double glazed window to the rear aspect, gas central heating radiator.



BEDROOM TWO

10'10" x 9'3" [3.31m x 2.84m]

UPVC double glazed window to the front aspect, gas central heating radiator.

BEDROOM THREE

10'10" x 9'8" [3.31m x 2.95m]

UPVC double glazed window to the rear aspect, gas central heating radiator.



BATHROOM/W.C.

6'3" x 5'5" [1.92m x 1.66m]

modern fitted white three piece suite with walk in shower and low flush wc, pedestal sink basin, UPVC double glazed frosted window to the rear aspect gas central heating ladder style radiator.



OUTSIDE

Externally the property benefits from a private and enclosed rear garden, which is laid to lawn. To the front is a tarmac driveway providing parking for two - three cars and leading to a single detached garage.



COUNCIL TAX BAND

The council tax band for this property is B

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.