



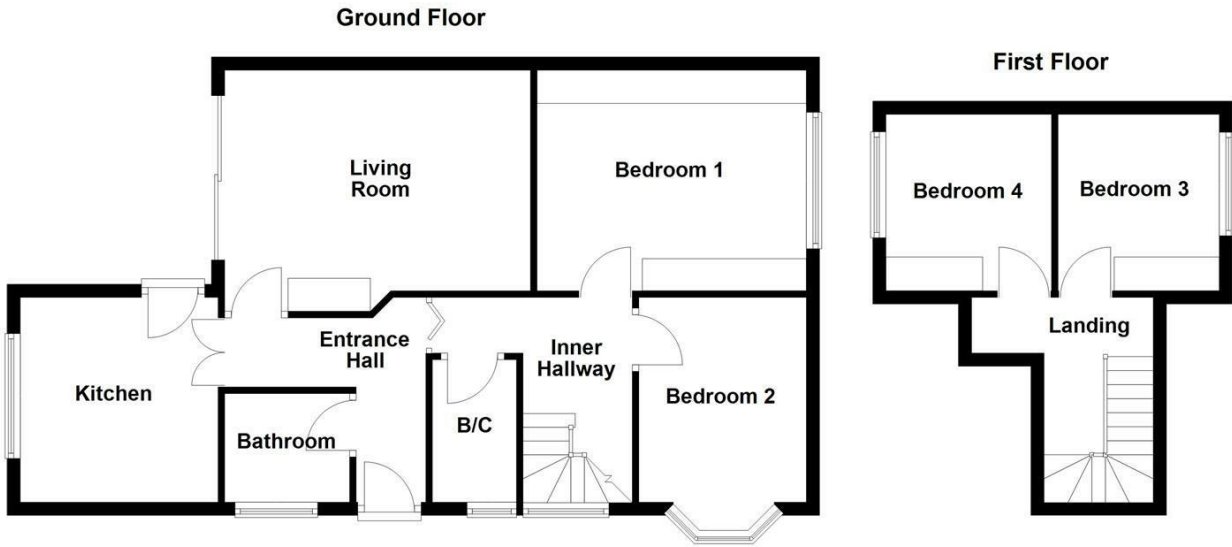
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

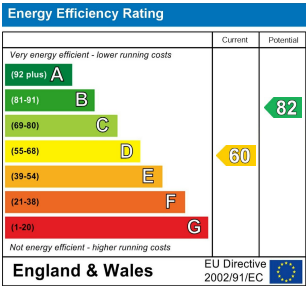


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



4 Ash Street, Stanley, Wakefield, WF3 4JX

For Sale Freehold £260,000

A superb opportunity to purchase this four bedroom semi detached dormer bungalow enjoying spacious living accommodation over two levels, driveway with garage and attractive rear garden.

The property briefly comprises of the entrance hall, bathroom, kitchen, living room and inner hallway leading to two bedrooms. Stairs lead to the first floor landing which provides access to two further bedroom and loft space for storage. Outside to the front is a low maintenance paved garden with driveway running down the side of the property for three vehicles leading to the single detached garage. To the rear is a paved patio area with steps leading up to a lawned garden incorporating allotment style beds and greenhouse.

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. The property is located close to Pinderfields Hospital.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door, laminate flooring, central heating radiator, dado rail, coving to the ceiling, storage cupboard and doors to the bathroom, living room, kitchen and inner hallway.

BATHROOM/W.C.

6'0" x 5'4" [1.84m x 1.65m]

Three piece suite comprising panelled bath with mixer tap and wall mounted shower attachment, low flush w.c. and vanity wash hand basin. Chrome ladder style radiator and UPVC double glazed frosted window overlooking the side aspect.



KITCHEN

9'10" x 10'4" [3.0m x 3.15m]

Range of wall and base units with laminate work surface over, breakfast bar, integrated oven and grill with four ring hob and cooker hood. Sink and drainer with swan neck mixer tap, plumbing for a washing machine and space for a fridge/freezer. Laminate flooring, central heating radiator, dado rail, coving to the ceiling and UPVC double glazed door to the rear garden.

LIVING ROOM

11'11" x 15'3" [3.65m x 4.65m]

Living flame effect gas fire on a marble hearth and decorative surround, coving to the ceiling, dado rail, central heating radiator and a set of UPVC double glazed sliding doors to the rear garden.



INNER HALLWAY

Stairs to the first floor landing, UPVC double glazed window overlooking the side aspect and doors to the boiler cupboard and two bedrooms.

BEDROOM ONE

13'4" x 11'6" [4.08m x 3.51m]

UPVC double glazed bow window overlooking the front aspect, central heating radiator, coving to the ceiling, laminate flooring, fitted wardrobes and storage cupboards.



BEDROOM TWO

9'3" x 10'2" [2.82m x 3.10m]

UPVC double glazed bow window overlooking the front aspect, central heating radiator, coving to the ceiling, dado rail and laminate flooring.



FIRST FLOOR LANDING

Doors to two further bedrooms and access to the loft space which is partially boarded providing useful storage.

BEDROOM THREE

8'9" x 8'0" [2.69m x 2.45m]

UPVC double glazed window overlooking the front elevation, fitted double wardrobe and central heating radiator.



BEDROOM FOUR

8'9" x 8'3" [2.68m x 2.52m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe.

OUTSIDE

To the front of the property is a paved garden with pebbled edge and driveway running down the side of the property providing ample off road parking for three vehicles leading to the single detached garage with manual up and over door, power and light. To the rear is a wrap-around paved patio area, perfect for entertaining and dining purposes with steps leading up to an attractive lawned garden with planted borders and allotment style beds and greenhouse.



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.

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.