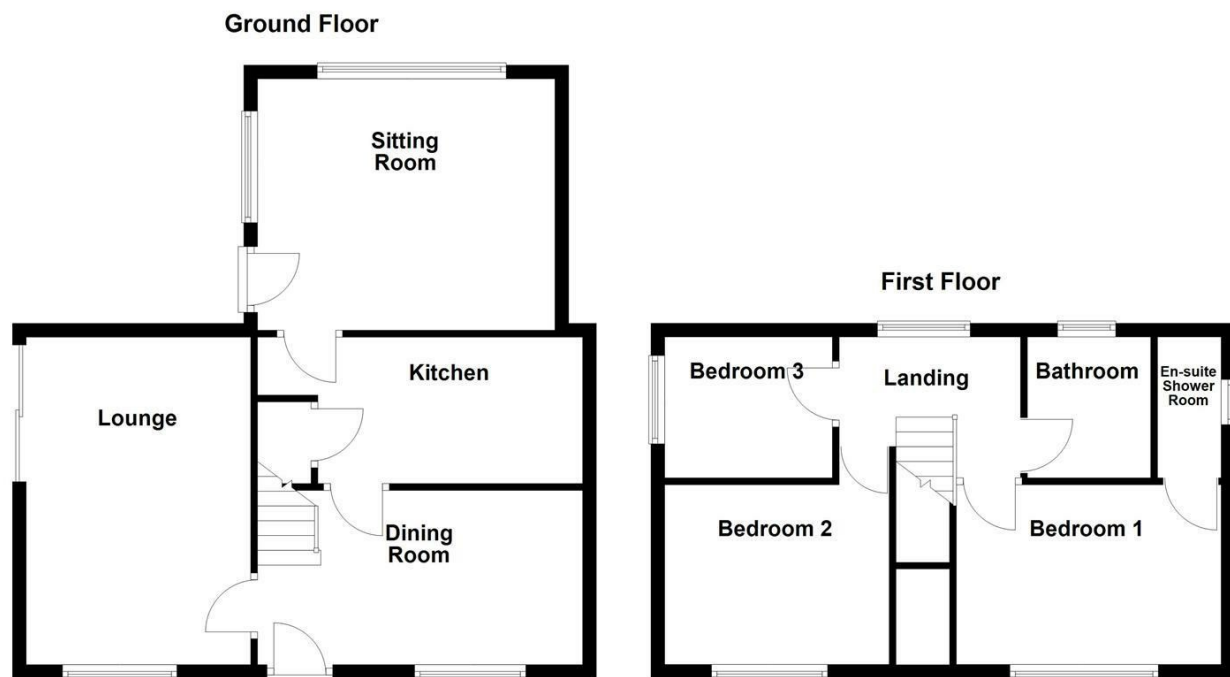




WAKEFIELD  
01924 291 294

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01924 266 555

HORBURY  
01924 260 022

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## 16 Rushworth Close, Stanley, Wakefield, WF3 4JG

### For Sale Freehold £320,000

A modern three bedroom detached house benefitting from a garage, driveway parking and an enclosed paved and lawned rear garden.

The accommodation briefly comprises, entry into the dining room with access to the modern fitted kitchen and the lounge. The kitchen provides further access to the sitting room and the downstairs W.C.. To the first floor, there are three good sized bedrooms, bedroom one with en suite facilities, in addition to the house bathroom. Externally, the property benefits from generous side and rear gardens, thoughtfully arranged to include patio seating areas, low maintenance lawns and a further paved patio to the rear, ideal for outdoor entertaining. In addition, there is access to a garage fitted with an up-and-over door, together with driveway parking.

Occupying a generous corner plot, the property enjoys a prominent position within Stanley, a highly convenient location ideal for commuters. The area offers excellent access to the M62 motorway network and Wakefield city centre, together with a wide range of local amenities including well-regarded schools.

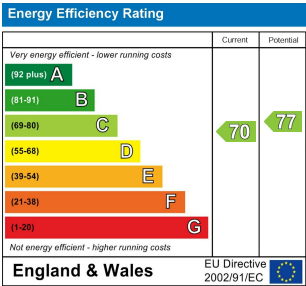
Offered to the market with no chain, an early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

**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

DINING ROOM  
15'7" x 8'4" [4.75m x 2.55m]

Entry through a front door into the dining room. A UPVC double glazed window overlooks the front elevation. The room benefits from a radiator with decorative cover and laminate skirting. Doors lead through to the lounge and the kitchen.



LOUNGE  
15'8" x 10'9" [4.80m x 3.29m]

UPVC double glazed window to the front elevation, a central heating radiator and a feature cast iron fireplace with surround and living flame effect gas fire. UPVC sliding doors open directly out to the rear garden.



KITCHEN  
12'8" x 7'0" [3.87m x 2.15m]

Fitted with a modern range of wall and base units providing ample storage, incorporating space for a washing machine and fridge, an integrated electric oven with splashback and cooker hood over, and a sink with drainer unit. A UPVC double glazed window looks into the conservatory and a rear UPVC door provides access through to the conservatory.

SITTING ROOM  
11'11" x 14'3" [3.65m x 4.35m]

A versatile reception space currently used as an additional sitting room, with UPVC double glazed windows to the side and rear elevations and a side door leading out to the garden.



DOWNSTAIRS W.C.  
2'8" x 2'6" [0.83m x 0.78m]

Located beneath the stairs and comprising a low flush WC and wash hand basin.

FIRST FLOOR LANDING  
UPVC double glazed window, doors into three bedrooms and the house bathroom.

BEDROOM ONE  
12'8" x 8'8" [3.88m x 2.66m]  
UPVC double glazed window overlooks the front elevation and there is a central heating radiator. A door leads through to the en suite shower room.



EN SUITE SHOWER ROOM  
6'8" x 3'0" [2.04m x 0.93m]  
Fitted with a three piece suite comprising a walk-in shower cubicle with glass sliding door and wall mounted shower, vanity wash hand basin with mixer tap, low flush WC and a central heating radiator.

BEDROOM TWO  
10'2" x 10'10" [3.10m x 3.32m]  
UPVC double glazed window to the front elevation, central heating radiator and built in storage.



BEDROOM THREE  
8'0" x 6'8" [2.45m x 2.05m]  
UPVC double glazed window to the side elevation and a central heating radiator.  
BATHROOM  
6'8" x 5'11" [2.05m x 1.81m]  
Featuring a frosted UPVC double glazed window to the rear elevation and comprising a three piece suite including panelled bath, wash hand basin and WC. The walls are fully tiled and there is a central heating radiator.



OUTSIDE  
Externally, the property offers spacious side and rear gardens with patio seating areas, low maintenance lawns and an additional paved patio to the rear. There is access to a detached garage with an up-and-over door and driveway parking.



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

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.