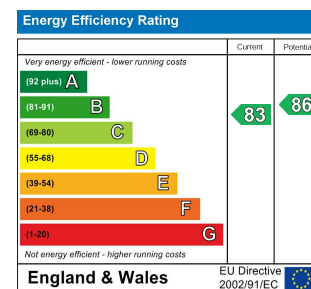
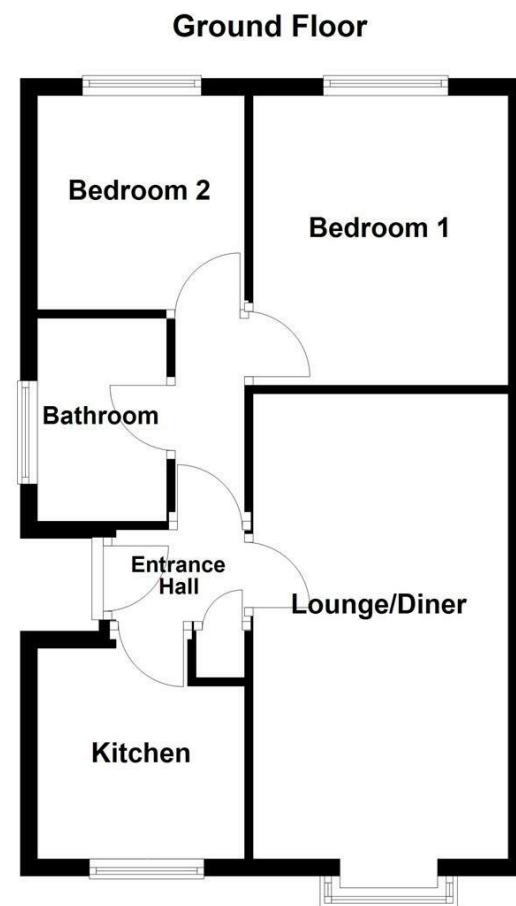




WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



12 Keats Grove, Stanley, Wakefield, WF3 4PY
For Sale Freehold £160,000

Nestled within a well-established development in Stanley, this two-bedroom semi-detached true bungalow offers well-proportioned accommodation throughout and occupies a generous plot with both front and rear gardens, ample off-road parking, and a detached garage. This property presents an excellent opportunity and is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with loft access, a fitted kitchen, and a spacious lounge/diner. The inner hallway leads to two well-sized bedrooms and a family bathroom. Externally, the front garden is neatly laid out and complemented by a pebbled and paved driveway, which continues along the side of the property to an additional tarmac driveway and a single detached garage, complete with up-and-over door and separate side access. The rear garden offers a pleasant outdoor space with a combination of lawned and pebbled areas, enclosed by timber fencing for privacy.

Located in the sought-after area of Stanley, the property is ideally positioned for a range of buyers. It benefits from close proximity to local shops, schools, and excellent transport links, including local bus routes, Outwood train station, and easy access to the M62 motorway network—perfect for those who need to commute further afield.

While the property would benefit from a degree of modernisation, it offers fantastic potential to create a beautiful home tailored to your own tastes. Early internal inspection is highly recommended to fully appreciate the accommodation and potential on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Side entrance door with frosted glass pane into the entrance hall. Doors into the kitchen, lounge/diner and further hallway.

KITCHEN

7'11" x 8'9" [max] x 6'7" [min] [2.43m x 2.67m [max] x 2.02m [min]]

UPVC double glazed window to the front. A range of wall and base units with worksurfaces over, stainless steel sink and drainer with tiled splashback, space for a gas cooker, washing machine and an under counter fridge/freezer.

LOUNGE/DINER

19'0" x 9'9" [max] x 4'5" [min] [5.8m x 2.98m [max] x 1.37m [min]]

UPVC double glazed window to the front, central heating radiator, electric fireplace with laminate hearth surround and wooden mantle.



FURTHER HALLWAY

Central heating radiator. Doors to two bedrooms and the bathroom.

BEDROOM ONE

9'9" x 11'2" [2.98m x 3.41m]

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



BEDROOM TWO

8'2" x 7'11" [2.5m x 2.43m]

UPVC double glazed window to the rear, central heating radiator, housing for the combi boiler.



BATHROOM

7'10" x 4'11" [2.4m x 1.51m]

Frosted UPVC double glazed window to the side, central heating radiator. Low flush W.C., pedestal wash basin, panelled bath with mixer tap and tiled surround.



OUTSIDE

To the front of the property, the garden is laid to lawn and incorporates both a pebbled and paved driveway, which runs down the side of the property to the rear. At the rear, there is a single detached garage with up-and-over door and separate side access door. The rest of the rear garden is tiered and includes lawned and pebbled areas, as well as a further tarmac driveway. The garden is enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.

SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.