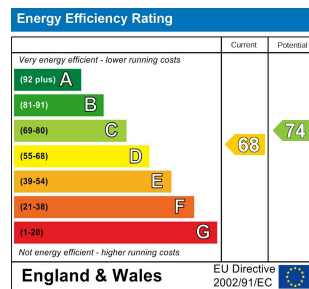


Total area: approx. 651.9 sq. feet



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



63 Clifton Avenue, Stanley, Wakefield, WF3 4HB

For Sale Freehold Offers Over £230,000

Offered to the market is this well presented three bedroom semi detached property, occupying a corner plot within a cul de sac on a popular residential development, and benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises a front entrance porch leading into an inner hallway, a spacious living room and a kitchen diner. To the first floor, the landing provides access to three bedrooms and the house bathroom. Externally, the property enjoys a driveway providing off road parking for two vehicles, leading to a detached brick built garage with power and lighting. There are gardens to both the front and rear, with the rear incorporating a concrete patio area, ideal for outdoor seating.

The property is situated in the sought after area of Stanley, well served by a range of local amenities and offering excellent transport links. Wakefield and Leeds are easily accessible via the motorway network, with junction 41 of the M1 and junction 30 of the M62 nearby. Outwood railway station is also within close proximity.

Properties of this type are consistently in demand, and an early internal inspection is highly recommended to fully appreciate the accommodation on offer.



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ACCOMMODATION

PORCH

UPVC double glazed entrance door with frosted window to the front aspect, fixed coat rack to the wall and door leading into the hallway.

ENTRANCE HALL

Central heating radiator and staircase with handrail leading to the first floor landing, with door through to the living room.

LIVING ROOM

9'3" [min] x 13'6" [max] x 14'11" [2.83m [min] x 4.13m [max] x 4.57m] UPVC double glazed window to the front elevation, two central heating radiators and electric fire with decorative LED surround. Door leading through to the kitchen diner.



KITCHEN DINER

8'9" x 13'7" [2.67m x 4.15m]

UPVC double glazed window and French doors to the rear garden. Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, sink and drainer with swan neck mixer tap, integrated twin oven and grill, four ring ceramic hob with extractor over, plumbing for an integrated full size dishwasher, space for undercounter fridge and freezer, and plumbing for a washing machine. Laminate flooring, central heating radiator and display cabinets with lighting. Condensing regular boiler housed within a cupboard.

FIRST FLOOR LANDING

Central heating radiator, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'10" [max] x 8'5" [min] x 10'4" [3.32m [max] x 2.58m [min] x 3.15m]

Two UPVC double glazed windows to the front elevation, central heating radiator, storage cupboard over the bulkhead and airing cupboard.



BEDROOM TWO

7'6" [max] x 7'0" [min] x 9'10" [2.30m [max] x 2.14m [min] x 3.01m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

6'10" x 6'3" [2.09m x 1.93m]

UPVC double glazed window to the rear elevation and central heating radiator.



HOUSE BATHROOM/W.C.

7'6" [max] x 5'5" [min] x 5'6" [2.31m [max] x 1.67m [min] x 1.69m]

Frosted UPVC double glazed window to the side elevation, panel bath with mixer tap and shower attachment, wash basin set into vanity unit, low flush W.C., chrome ladder style radiator and partially tiled walls.



OUTSIDE

To the front, a tarmac and concrete driveway provides off road parking for two vehicles, leading to a detached single garage with manual up and over door. There is also an attractive lawned garden with central pathway. To the rear, a lawned garden with concrete patio areas, central pathway, fenced boundaries and water point, offering a practical outdoor space.



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.