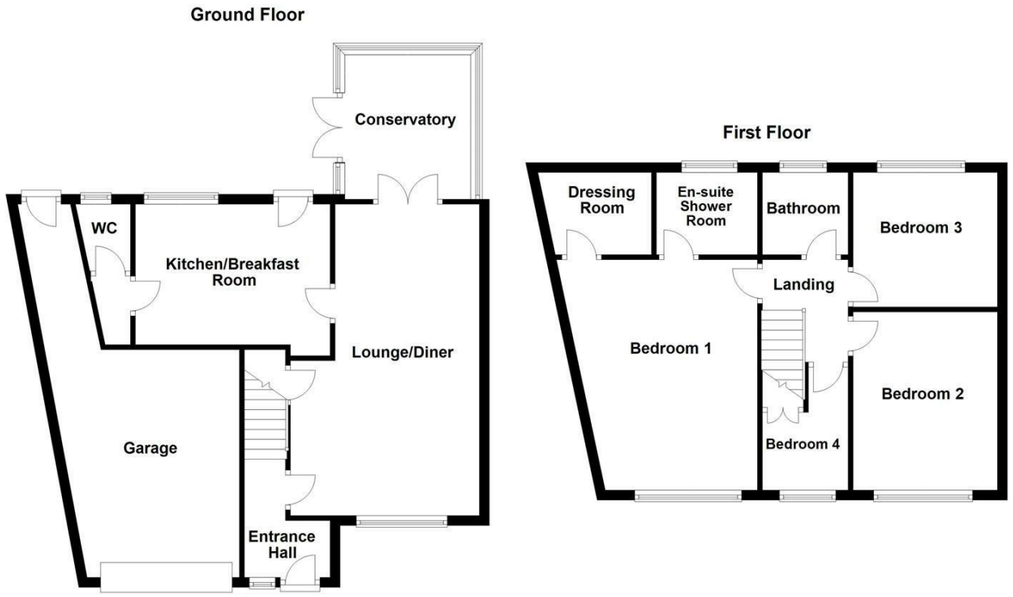
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Richard Kendall Estate Agent



6 Intake Close, Stanley, Wakefield, WF3 4HY

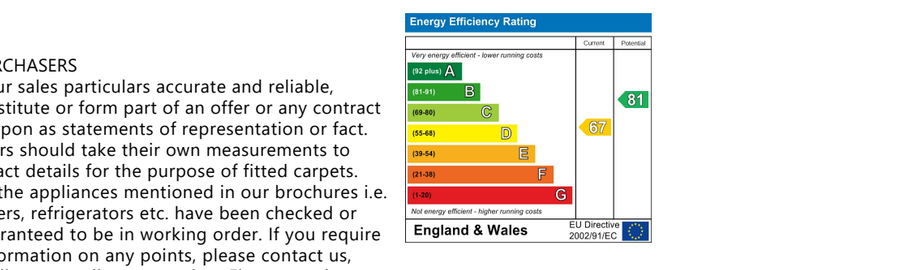
For Sale Freehold Offers In The Region Of £275,000

Superbly appointed throughout is this deceptively spacious and extended four bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, through lounge/diner, conservatory, modern breakfast/kitchen and downstairs w.c. The first floor landing lead to four bedrooms (three doubles) and the house bathroom/w.c. The main bedroom boasts a walk-in dressing room and en suite shower room/w.c. Outside, there is a lawned garden to the front and patterned concrete driveway providing off street parking leading to an integral garage. Lawned garden to the rear with patterned concrete patio.

Enjoying a tucked away position within this select development, the property is well placed for access to local amenities including shops, schools, bus routes and excellent access to the motorway network for those wishing to commute further afield.

Simply a fantastic home ideal for the growing family which deserves an early viewing to fully appreciate the accommodation 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

ENTRANCE HALL
UPVC double glazed front entrance door leading into the entrance hall. Staircase to the first floor landing, spotlights, coving to the ceiling, wood flooring, central heating radiator and door to the lounge/diner.

LOUNGE/DINER
21'11" x 12'5" max [6.70 x 3.80 max]
UPVC double glazed window to the front, wood flooring, understairs storage cupboard, two central heating radiator and a feature fireplace housing a wood burning stove. Wooden double glazed French doors to the conservatory and door to the kitchen/breakfast room.

CONSERVATORY
10'1" x 7'5" [3.09 x 2.28]
Fully UPVC double glazed over a brick built base incorporating French doors out to the garden. Central heating radiator and power points.

KITCHEN/BREAKFAST ROOM
12'9" x 11'3" max [3.91 x 3.43 max]
Comprising a range of solid wood wall and base units with wood block work surfaces incorporating a breakfast bar. Ceramic sink and drainer, space for a range cooker, integrated fridge/freezer, integrated washing machine, integrated dishwasher, tile effect flooring, spotlights, coving to the ceiling and central heating radiator. UPVC double glazed window to the rear, UPVC double glazed rear entrance door and door to the downstairs w.c.

W.C.
Low flush w.c. and wash basin with tiled splash back. Spotlights, UPVC double glazed frosted window to the rear, tiled effect flooring and coving to the ceiling.

FIRST FLOOR LANDING
Loft access, coving to the ceiling, central heating radiator and doors to four bedrooms and the house bathroom/w.c.

BEDROOM ONE
13'0" x 11'3" max [3.97 x 3.44 max]
UPVC double glazed window to the front, spotlights, central heating radiator, coving to the ceiling, loft access, walk-in dressing room (with spotlights and coving) and door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
6'4" x 5'10" [1.95 x 1.78]
Three piece suite comprising corner shower cubicle with mixer shower, wash basin over a vanity unit and low flush w.c. Wood effect flooring, UPVC double glazed frosted window to the rear, central heating radiator and spotlights.

BEDROOM TWO
11'5" x 9'5" [3.50 x 2.89]
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

BEDROOM THREE
9'6" x 9'6" [2.90 x 2.91]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, laminate flooring and fitted wardrobe with sliding mirrored doors.

BEDROOM FOUR
6'1" x 9'2" max [1.86 x 2.80 max]
UPVC double glazed window to the front, coving to the ceiling, laminate flooring, central heating radiator and built-in wardrobe over the bulkhead.

BATHROOM/W.C.
6'0" x 5'8" [1.84 x 1.75]
Three piece suite comprising panelled bath with mixer shower over, pedestal wash basin and low flush w.c. Fully tiled walls, wood effect flooring, UPVC double glazed frosted window to the rear, central heating radiator, spotlights and coving to the ceiling.

OUTSIDE
There is a lawned garden to the front and patterned concrete driveway providing off street parking leading to an integral single garage with electric roller door to the front, pedestrian door to the rear garden, combination boiler, power, lighting, wall and base units. Attractive enclosed lawned garden to the rear incorporating patterned concrete patio. Outside power sockets.

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.