



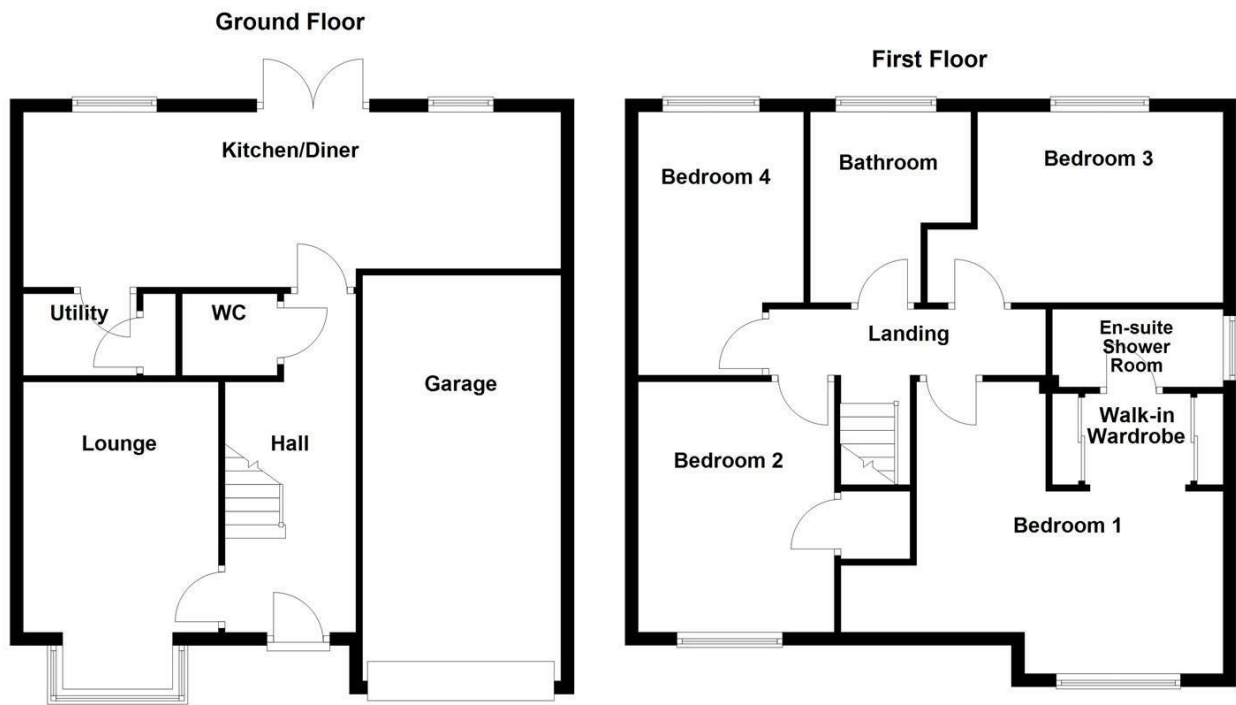
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



3 Tree Top Drive, Stanley, Wakefield, WF3 4GJ

For Sale Freehold £375,000

Situated on a modern development close to Wakefield city centre and Pinderfields Hospital is this well presented four bedroom detached family home, offered for sale with no onward chain and benefitting from driveway parking, a garage and enclosed gardens.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious living room, kitchen diner and utility room to the ground floor. To the first floor, the landing provides access to four bedrooms and the house bathroom, with the principal bedroom benefitting from en suite shower facilities and a walk in wardrobe. Externally, the property offers driveway parking leading to the garage, along with low maintenance gardens to both the front and rear, which are fully enclosed.

The property is ideally located for a range of local amenities that Wakefield has to offer and is within close proximity to Pinderfields Hospital, making it particularly suitable for those working nearby. It is also well placed for families, with a selection of well regarded schools, GP surgeries and shopping areas all within easy reach. For those who enjoy the outdoors, the nearby canal and Trans Pennine Trail provide excellent opportunities for walking, cycling and family time. The property further benefits from excellent transport links, including convenient access to the motorway network for commuters.

Ready to move into, this chain free property would make an excellent family home. Early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

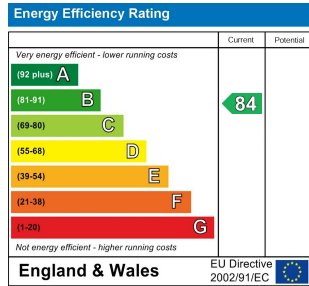
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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
Front entrance door leading into the hallway with central heating radiator, stairs to the first floor landing and doors leading to the lounge, kitchen diner and downstairs W.C.

LOUNGE
12'6" x 9'9" [3.83m x 2.98m]
UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.



KITCHEN/DINER
27'0" x 8'9" [8.23m x 2.68m]
Fitted with a modern range of wall and base units with wood effect laminate worktops, stainless steel 1.5 sink and drainer, integrated induction hob, oven and cooker hood, integrated fridge freezer and dishwasher. Door leading through to the utility room. UPVC double glazed windows to the rear and UPVC double glazed French doors leading out to the garden. Two central heating radiators and ample space for a dining table and chairs.



W.C.
UTILITY
5'8" x 4'1" [1.74m x 1.25m]
Laminate work surface, plumbing for a washing machine, central heating radiator and built-in storage cupboard.



FIRST FLOOR LANDING
Central heating radiator, loft access and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
16'10" x 14'4" [5.15m x 4.38m]
Two UPVC double glazed windows to the front elevation, central heating radiator and carpeted flooring. Opening through to the walk-in wardrobe and door to the en suite.



EN SUITE SHOWER ROOM/W.C.
8'7" x 3'10" [2.63m x 1.18m]
Frosted UPVC double glazed window to the side elevation, double walk-in shower cubicle with wall mounted shower, wash basin with mixer tap, low flush W.C., central heating radiator and spotlights. Part tiled walls with full tiling to the shower area.



BEDROOM TWO
12'7" x 9'8" [3.84m x 2.95m]
UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and built-in storage cupboard over the stairs.

BEDROOM THREE
12'5" x 9'6" [3.79m x 2.90m]
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring.



BEDROOM FOUR
13'5" x 8'4" [4.09m x 2.56m]
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring.

BATHROOM/W.C.
9'6" x 8'0" [2.92m x 2.45m]
Frosted UPVC double glazed window to the rear elevation, four piece suite comprising corner bath, separate shower cubicle with glass sliding door and wall mounted shower, wash basin with mixer tap and low flush W.C. Central heating radiator and tiling throughout.



OUTSIDE
To the front, there is an attached garage with up and over door, driveway providing off road parking for two vehicles and a low maintenance lawn. To the rear, there is a corner patio area and low maintenance lawn, enclosed by timber fencing with gated side access.



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

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.