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16 Long Causeway, Stanley, Wakefield, WF3 4JA

For Sale Freehold £210,000

Well appointed throughout is this spacious two double bedroom semi detached house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, modern fitted kitchen, first floor landing, two double bedrooms and house bathroom/w.c. Lawned gardens to the front and rear. There is potential for off street parking.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network.

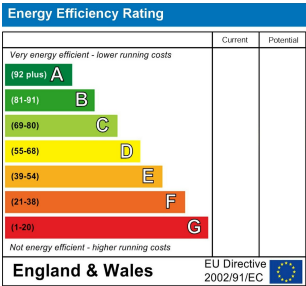
A fantastic home for the working couple or small family looking to gain access onto the property and a viewing comes highly recommended to avoid disappointment.

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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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

Composite front entrance door, radiator, door to the lounge and staircase to the first floor landing.

LOUNGE

15'8" max x 13'3" [4.79m max x 4.04m]

Space for feature fire, coving to the ceiling, radiator, UPVC double glazed window to the front, UPVC double glazed bay window to the side, door into the kitchen.



KITCHEN

16'4" x 8'9" [4.99m x 2.69m]

A range of wall and base units with work surface over incorporating stainless-steel sink and drainer with mixer tap, space for dishwasher, plumbing for washing machine, integrated oven and grill, four ring gas hob with stainless steel back and filter hood over, space for fridge freezer, radiator, vinyl flooring, door to cloaks storage, composite side entrance door, two UPVC double glazed windows to the rear and UPVC double glazed window to the side. Boiler.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, UPVC double glazed window to the side, door to two bedrooms and bathroom/w.c.

BEDROOM ONE

13'3" x 10'8" [4.06m x 3.26m]

UPVC double glazed window to the front, radiator, coving to the ceiling, fitted wardrobes with sliding doors, archway to storage area over the stairs.



BEDROOM TWO

11'3" x 8'6" max x 7'9" min [3.44m x 2.61m max x 2.38m min]

Fitted wardrobes with sliding doors to one wall, UPVC double glazed window to the rear, radiator, coving to the ceiling.

HOUSE BATHROOM/W.C.

6'3" x 5'5" [1.93m x 1.67m]

Low flush w.c., wash basin over pedestal, shaped panelled bath with mixer shower attachment over, tiled walls, UPVC double glazed frosted window to the rear, vinyl flooring and heated chrome towel radiator.



OUTSIDE

Lawned garden to the front and a low maintenance area, which could be used for providing off road parking. Lawned garden to the rear and an outbuilding, which could be used for a variety of purposes, currently used as a beauticians room.



COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.