



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.

4 Wesley Hall Court, Stanley, Wakefield, WF3 4JW

For Sale Freehold £179,000

Situated in this converted chapel is this well presented two bedroom cottage benefiting from off street parking and detached garage.

The property briefly comprises of a living room diner, kitchen, first floor landing, two bedrooms and bathroom/w.c. Externally there is a detached garage with up and over door and rear off road parking.

Modern throughout but still holding plenty of character, this property is ready to move into and would make a superb home, the vendor is open to offers. It is close to all local shops and amenities including Pinderfields Hospital and the surrounding motorway network. A viewing is highly recommended.



ACCOMMODATION

KITCHEN

12'9" x 8'1" [3.89m x 2.47m]

Wood framed double glazed windows to the side and rear elevation, wooden framed door, modern fitted kitchen with an array of wall and base units for storage, integrated gas hob with integrated oven, sink and drainer unit, integrated fridge freezer, dishwasher, space for a washing machine, door leading through to the living room.



LIVING ROOM

18'11" max x 14'9" [5.79m max x 4.52m]

Wood framed door to the side elevation with double glazed windows to the side, rear wood framed double glazed window, two central heating radiators, wood flooring, gas fireplace with wooden surround, spotlights to the ceiling and a staircase leading to the first floor.



FIRST FLOOR LANDING

Access to two bedrooms and bathroom/w.c. Wood flooring, shelving units, original feature coving and a central heating radiator.



BEDROOM ONE

9'6" x 8'2" [2.9m x 2.5m]

Feature stained glass window to the side elevation and a Velux double glazed window to the side, central heating radiator, wood flooring.



BEDROOM TWO

7'10" x 7'0" [2.41m x 2.14m]

Velux window to the side elevation, central heating radiator, built in storage into the eaves.



BATHROOM

7'10" x 4'10" [2.4m x 1.48m]

Original chapel top opening sash with frosted double glazed window underneath, bath with hand held shower attachment, wash hand basin and low flush w.c. Central heating radiator and partially tiled walls.



OUTSIDE

There is a small front yard. Off street parking to the rear of the property. There is a garage which is fully insulated and boarded with power, spotlights and a key pad alarm.



COUNCIL TAX BAND

The council tax band for this property is B

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.