



WAKEFIELD
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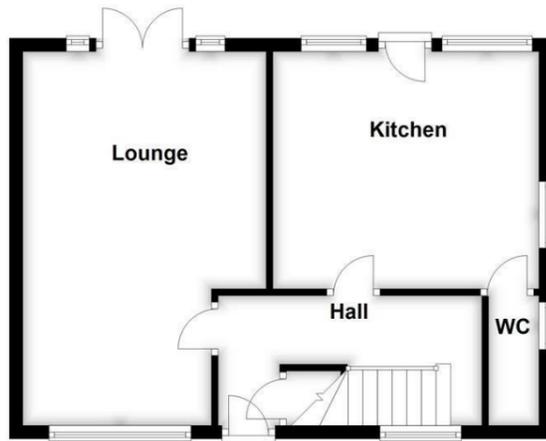
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HORBURY
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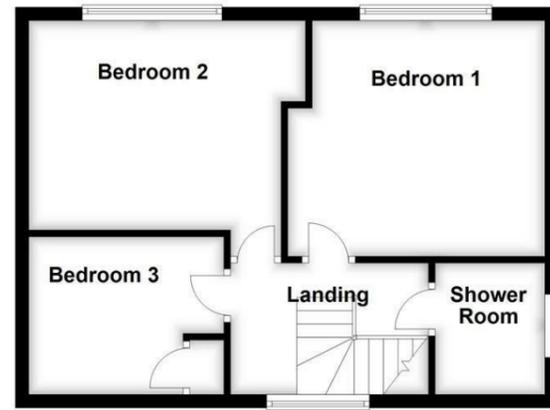
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Ground Floor



First Floor



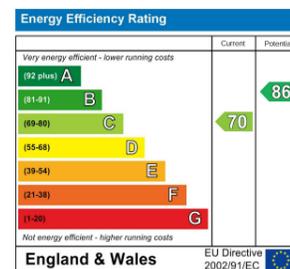
67 Stoney Lane, Hall Green, Wakefield, WF4 3LS

For Sale Freehold £187,500

Situated in Hall Green offering plenty of potential is this three bedroom semi detached property benefiting from a shared driveway and a good sized rear garden.

The accommodation briefly comprises entrance hall, living room, kitchen diner and downstairs w.c. To the first floor landing there are three bedrooms and family bathroom/w.c. Externally the property has a shared driveway and lawn to the front. To the rear there is a good sized lawn with patio seating, as well as a useful outhouse for storage.

The property is ideally placed for all local shops and amenities including local schools. Only a short drive away from surrounding towns for those looking to commute. Offering plenty of potential to be a fantastic family home, a viewing is highly recommended.



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.

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



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ACCOMMODATION

ENTRANCE HALLWAY

Front UPVC door, central heating radiator, built in understairs storage, staircase to the first floor landing, access to the living room and kitchen diner.

LIVING ROOM

18'8" x 12'1" max [5.70m x 3.69m max]

UPVC double glazed window to the front elevation, rear UPVC French doors leading to the garden with window panels to either side, central heating radiator, feature gas fireplace.



KITCHEN

15'1" max x 11'7" [4.6m max x 3.54m]

Two UPVC double glazed windows to the rear, frosted UPVC double glazed window to the side, UPVC door, fitted kitchen with an array of wooden wall and base units for storage, stainless steel 1 1/2 sink and drainer unit, integrated gas hob with oven and cooker hood, space for a fridge freezer, central heating radiator, spotlights to the ceiling, door to the downstairs w.c.



DOWNSTAIRS W.C.

6'2" x 2'6" [1.9m x 0.77m]

Frosted UPVC double glazed window to the side

elevation, low flush w.c., wash hand basin and central heating radiator, spotlights to the ceiling.

FIRST FLOOR LANDING

UPVC double glazed window to the front elevation, access to three bedrooms and shower room/w.c.

BEDROOM ONE

12'9" x 11'6" [3.89m x 3.52m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes to one side and over bed recess.



BEDROOM TWO

13'7" max x 10'4" [4.16m max x 3.16m]

UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE

9'1" x 8'1" [2.79m x 2.48m]

UPVC double glazed window to the front elevation, central heating radiator, built in storage cupboard.



SHOWER ROOM/W.C.

6'3" x 5'4" [1.93m x 1.65m]

Frosted UPVC double glazed window to the side

elevation, shower with seat and wall mounted shower, low flush w.c. and wash hand basin. Central heating radiator, tiled walls.

OUTSIDE

To the rear of the property there is a good sized rear garden with lawn, bushes and shrubbery border. Pebbled patio area. Space for a storage shed and detached outhouse with UPVC door, currently used for storage with power. A shared driveway at the front and low maintenance garden with potential to create further off road parking.



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.