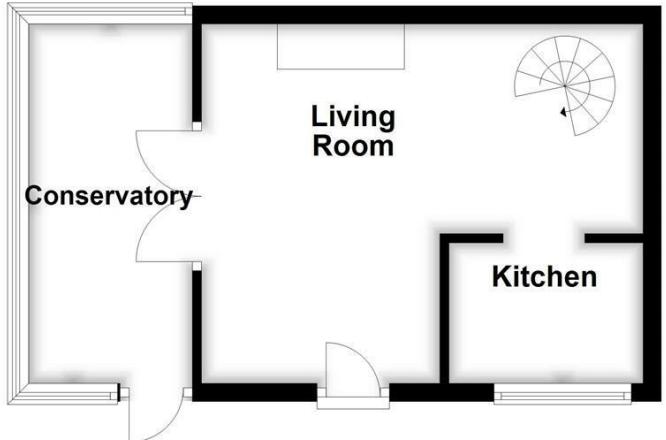
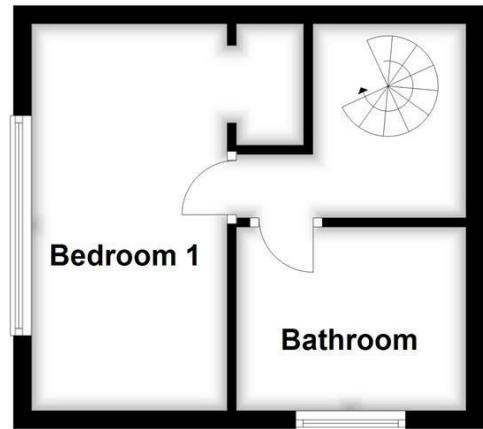


### Ground Floor



### First Floor



#### IMPORTANT NOTE TO PURCHASERS

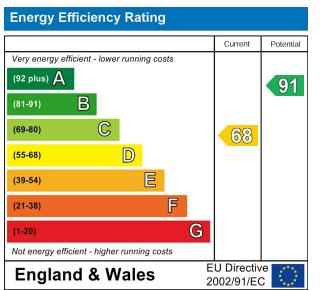
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.



## 15 Milton Court, Stanley, Wakefield, WF3 4PJ

For Sale Freehold £110,000

This well proportioned one bedroom house situated in the popular residential area of Stanley with ample amenities on hand including well regarded schools, doctors and shops. There is easy access to Wakefield city centre and good motorway links for those wishing to commute.

The property is set over two floors and comprising of a good sized lounge, modern fitted kitchen and conservatory. Spiral stairs lead to the first floor where there is a good sized bedroom and modern bathroom/w.c. Externally the property benefits from its own private garden with gated access.

The property is well presented and ready to move into, it would make the perfect first time purchase or for the buy-to-let investor.



## ACCOMMODATION

### LOUNGE

13'0" [max] x 15'7" [max] [3.98m [max] x 4.76m [max]]  
UPVC double glazed entrance door, feature marble fireplace with electric fire, wall lighting, open staircase leading to the first floor and double central heating radiator. An archway leading through into the kitchen and French doors leading to the conservatory. UPVC double glazed window to the side.



### KITCHEN

5'5" x 6'6" [1.66m x 1.99m]

Modern fitted wall and base unit with complementary laminate work surface over incorporating circular stainless steel sink and drainer unit with chrome mixer tap with tiled splash back. Built in electric oven with four ring electric hob with extractor hood over, space for a larder style fridge/freezer, quality vinyl flooring and UPVC double glazed window to the side.

### CONSERVATORY

10'7" x 7'3" [3.24m x 2.22m]

UPVC double glazed windows to the front and side, UPVC double glazed entrance door and double central heating radiator.

### FIRST FLOOR LANDING

Access to the bedroom and bathroom.

### BEDROOM

13'0" x 7'11" plus alcove [3.98m x 2.43m plus alcove]

UPVC double glazed window to the front, double central heating radiator, useful alcove area for storage and the boiler is housed in here.



### BATHROOM/W.C.

5'5" x 7'2" [1.66m x 2.19m]

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and concealed cistern low flush w.c. Tiled walls, vinyl flooring, heated towel rail, spotlights to the ceiling and UPVC double glazed frosted to the side. Loft access.



### OUTSIDE

The property benefits from its own garden with gated access and path leading to the entrance door with lawned garden and decked seating area. There is allocated parking.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.