WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

67 Lake Lock Drive, Stanley, Wakefield, WF3 4HL

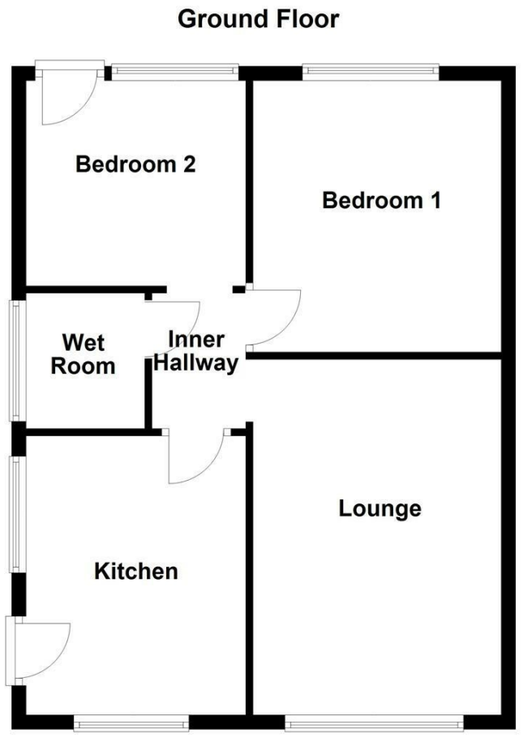
For Sale Freehold £240,000

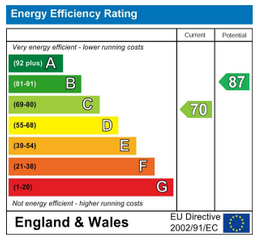
Situated in Stanley, is this two bedroom semi detached bungalow. The property benefits from spacious accommodation throughout, a large lawned rear garden and ample off road parking.

The property comprises a modern kitchen, a spacious lounge, two well proportioned bedrooms, and a family bathroom. Externally, it benefits from private gardens with a patio seating area, alongside the convenience of driveway parking and a detached garage.

Ideally located, the bungalow is within easy reach of local shops, schools, and amenities, while also offering excellent access to the motorway network for those commuting further afield.

This property is ready to move into, and 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

KITCHEN
12'9" x 10'6" (3.9m x 3.22m)

Entry is via a side UPVC door with a UPVC double glazed window, leading directly into the kitchen. The kitchen features a UPVC double glazed window to the front elevation, a modern range of wall and base units with laminate worktops, a stainless steel sink with drainer, and an integrated induction hob and oven with splashback. There is space for a fridge freezer and washing machine. Additional features include ceiling spotlights, a central heating radiator, and a built in storage cupboard housing the boiler. A door provides access to the inner hallway, which leads to two bedrooms, the lounge, and the wet room.

LOUNGE
16'2" x 11'2" (4.95m x 3.41m)

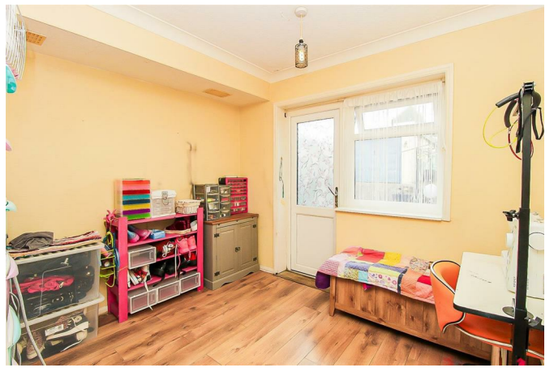
UPVC double glazed window to the front elevation, a central heating radiator.

BEDROOM ONE
13'2" x 11'2" (4.03m x 3.41m)

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

BEDROOM TWO
6'8" x 9'3" (2.04m x 2.82m)

UPVC double glazed door and window to the rear elevation, a central heating radiator.



WET ROOM
6'2" x 5'4" (1.88m x 1.65m)

UPVC frosted double glazed window to the side elevation. It is fitted with a three piece suite comprising a wall-mounted shower, wash hand basin with mixer tap, W.C., and central heating radiator. The walls are fully tiled.

OUTSIDE
To the rear of the property there is a flagged patio seating area with steps leading up to a low maintenance lawn bordered by mature shrubs and bushes. There is also space for a greenhouse or storage shed. A detached garage with an up and over door provides further storage. Side gated access leads to a driveway with ample parking for two to three vehicles.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.