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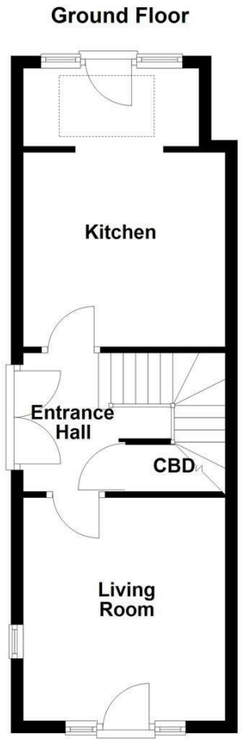

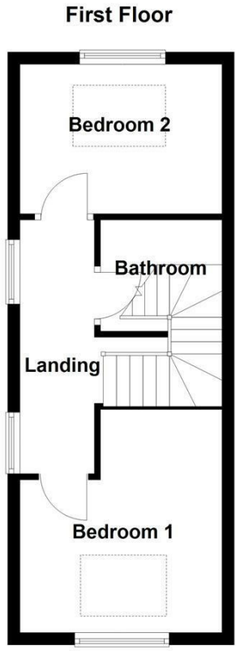

1 Wesley Hall Court, Stanley, Wakefield, WF3 4JW

For Sale Freehold £169,995

A fantastic opportunity to acquire this charming two bedroom home, thoughtfully converted from a former chapel and offering a wealth of character features throughout with no chain and a vacant possession.

The property boasts a spacious living room enhanced by a marble feature fireplace, and a generous entrance hall accessed via double solid wooden doors to the side aspect. The ground floor is completed by a modern fitted kitchen equipped with integrated appliances. To the first floor, a sizeable landing showcases beautiful original stained glass windows, leading to two bedrooms and a contemporary three piece house bathroom. Externally, the property benefits from an attractive and low maintenance garden, featuring a cast iron gate, lawned area, and block paved seating space enclosed by solid brick walls. A timber gate provides access to a side garden with a timber patio area, ideal for outdoor dining, alongside a paved patio with decorative pebbled edging and timber fencing. A block paved pathway runs along the side of the property to the rear entrance. Further advantages include a tarmac driveway leading to a detached single garage with a manual up-and-over door, as well as an additional allocated parking space.

Conveniently located within walking distance of local amenities and schools in Stanley, the property is well served by main bus routes and offers excellent transport links to Wakefield city centre and the M62 motorway, making it an ideal choice for a range of buyers.

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

ENTRANCE HALL
Solid wooden, double, curved front door leading into the entrance hall. The entrance hall features a staircase rising to the first floor landing with handrail, along with doors providing access to the principal ground floor rooms and useful understairs storage.

LIVING ROOM
11'11" x 10'10" (3.65m x 3.31m)
A well proportioned reception room featuring two wall light points and an electric fire set upon a marble hearth with matching inset surround. Natural light is provided via a timber double glazed stained glass window to the side aspect. The room also benefits from a timber entrance door with a timber double glazed sun light above, additional double glazed windows, and a central heating radiator.

KITCHEN
10'10" x 15'11" (max) x 10'5" (min) (3.31m x 4.87m (max) x 3.20m (min))
Fitted with a range of wall and base units with work surfaces over, incorporating an integrated oven and grill, four ring gas hob with cooker hood above, and a 1½ stainless steel sink and drainer. The kitchen benefits from a timber double glazed stained glass window to the side aspect, integrated under counter fridge, integrated washing machine, and space for a freestanding fridge freezer. Additional features include fully tiled flooring, tiled upstands, inset ceiling spotlights, and a wall light. A feature archway leads to the extended kitchen area, which offers a timber rear door, timber double glazed windows, and a timber double glazed Velux-style window set into the pitched, sloping ceiling, creating a bright and airy space.

FIRST FLOOR LANDING
The landing area is enhanced by two original single glazed stained glass windows to the side elevation, a wall light point, and attractive exposed beams. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE
10'9" x 11'11" (max) x 8'3" (min) (3.30m x 3.65m (max) x 2.52m (min))
A characterful bedroom featuring exposed A frame beams, a timber double glazed Velux window with built-in blind overlooking the front, central heating radiator and a timber single glazed half crescent stained glass window.

BEDROOM TWO
10'10" x 8'0" (3.32m x 2.45m)
Enjoying exposed beams, this bedroom includes a timber double glazed Velux window and a timber half-crescent stained glass window to the front elevation.

BATHROOM
6'5" x 5'11" (1.96m x 1.81m)
Comprising a three piece suite including a panelled bath with full tiled surround, mixer tap, and shower attachment with glazed shower screen, low flush WC with concealed cistern, and wash hand basin. The bathroom benefits from fully tiled walls and flooring, inset ceiling spotlights, built-in LED lighting, and an extractor fan.

OUTSIDE
Externally, a rear door opens onto a block paved pathway leading to the enclosed side garden. The garden features a paved patio area, a timber decked seating area ideal for entertaining, low maintenance pebbled borders, and timber fencing to all sides. A timber gate provides access to the front, where there is an additional block-paved seating area complemented by pebbled edges, solid built walls, cast iron railings, and a cast iron gate to the roadside.

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

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.

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.