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15 Croxall Drive, Stanley, Wakefield, WF3 4PW

For Sale Freehold £235,000

Occupying a corner plot position is this three bedroom semi detached house benefitting from modern kitchen and bathroom, ample off road parking and gardens to three sides.

The property fully comprises of entrance hall, living room with access to understairs storage, dining room and archway into modern kitchen. The first floor landing leads to three bedrooms and a modern three piece suite house bathroom/w.c. Outside to the front there is a low maintenance pebbled garden, a patterned concrete pathway leading down the side with an attractive lawned side garden. A timber gate accesses the patterned concrete driveway providing off road parking and a further timber gate accesses the enclosed rear garden where there is a low maintenance paved patio area, perfect for al fresco dining with a water feature pond and access to single detached garage.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

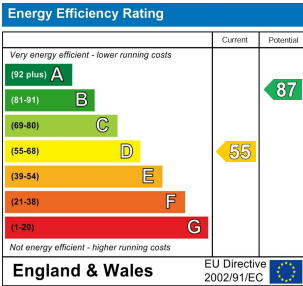
Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised to avoid disappointment.

**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

UPVC double glazed window overlooking the side aspect, central heating radiator, dado rail, coving to the ceiling, staircase to the first floor landing and double timber doors leading into the living room.

### LIVING ROOM

10'11" (min) x 12'4" (max) x 13'5" (3.34m (min) x 3.77m (max) x 4.09m)

Laminate flooring, UPVC double glazed window overlooking the front aspect, central heating radiator and electric fire on a marble hearth with marble matching interior and surround. Double timber doors leading into the dining room and small cupboard door to understairs storage.



### DINING ROOM

10'4" x 7'10" (3.17m x 2.40m)

UPVC double glazed window overlooking the rear aspect, central heating radiator and laminate flooring. An archway into the kitchen.



### KITCHEN

7'2" x 10'4" (2.20m x 3.16m)

Range of wall and base high gloss units with laminate work surface over and tiled splash back above, integrated oven and grill with four ring gas hob and cooker hood over. Space and plumbing for a washing machine, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated fridge and separate freezer. Display cabinets with glass shelving and light, UPVC rear door and UPVC double glazed window to the side aspect.

### FIRST FLOOR LANDING

Loft access, UPVC double glazed window overlooking the side elevation, coving to the ceiling, dado rail and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

9'0" x 12'9" (2.75m x 3.90m)

UPVC double glazed window overlooking the front elevation, central heating radiator, fitted wardrobes to one wall and laminate flooring.



### BEDROOM TWO

9'0" x 9'3" (2.75m x 2.84m)

UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator, laminate flooring and fitted double wardrobe.



### BEDROOM THREE

9'8" (max) x 6'10" (min) x 6'9" (2.95m (max) x 2.10m (min) x 2.08m)

UPVC double glazed window overlooking the front elevation, central heating radiator, laminate flooring and small cupboard door providing access to the bulkhead housing the combi condensing boiler.

### BATHROOM/W.C.

6'2" x 6'1" (1.88m x 1.87m)

Three piece suite comprising panelled bath with mixer tap and separate mixer shower over, low flush w.c., and pedestal wash basin with chrome waterfall mixer tap. Fully tiled walls and floor. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation.



## OUTSIDE

To the front of the property there is a low maintenance pebbled front garden and a patterned concrete pathway leading down the side of the property with an attractive lawned garden incorporating planted borders and palm trees. There is a timber gate accessing a large patterned concrete driveway providing ample off road parking which is accessed via a cast iron swing gate. Within the rear garden there is an low maintenance paved patio area, perfect for outdoor dining and entertaining purposes with built in water feature pond and single detached garage with manual up and over door to the front, UPVC double glazed window to the side and UPVC door to the rear garden. The rear garden is fully enclosed by timber panelled surround fences.



## 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.

## 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.