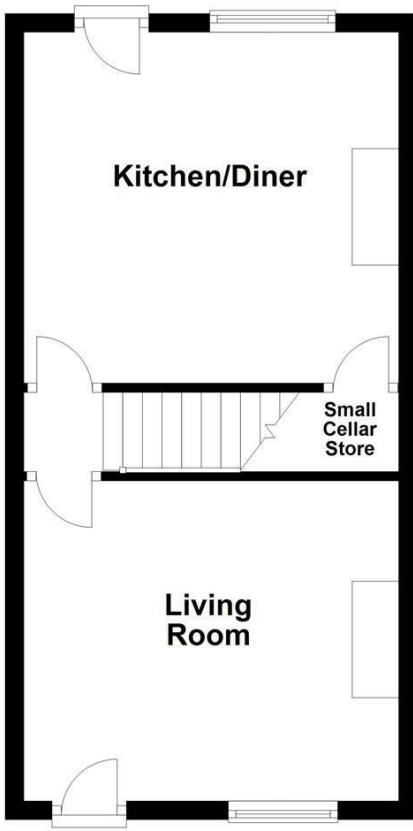
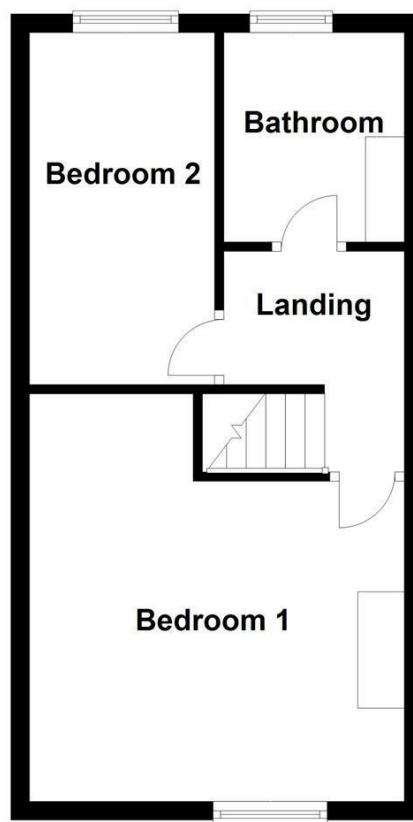


Ground Floor**First Floor****IMPORTANT NOTE TO PURCHASERS**

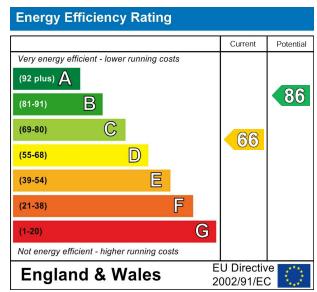
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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252, Aberford Road, Stanley, Wakefield, WF3 4NS

For Sale Freehold £139,950

Situated in Stanley is this two bedroom mid terrace property benefitting from a spacious living room, well proportioned bedrooms and off road parking to the rear.

The property briefly comprises of the living room, hallway leading to the kitchen/diner with small cellar store. The first floor landing leads to two bedrooms and the house bathroom/w.c. To the front there is a small pebbled buffer garden with planted features. To the rear there is a paved patio area which could be used as off road parking. The rear garden is surrounded by timber fencing and rural views beyond the garden.

The property is ideally located for all local shops and amenities including local schools. Pinderfields Hospital and Wakefield city centre are only a short drive away.

This property would make a superb first time home and a viewing is highly recommended.

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ACCOMMODATION

LIVING ROOM

11'3" x 13'2" [3.44m x 4.03m]

UPVC double glazed front door leading into the living room. UPVC double glazed window to the front, door to the further hallway, central heating radiator, coving to the ceiling and picture rail. Decorative fireplace with stone hearth, exposed brick surround and wooden mantle.



HALLWAY

Stairs providing access to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER

12'4" x 13'2" [3.77m x 4.02m]

Door leading to small cellar store, central heating radiator, UPVC double glazed window and door to the rear. Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a Range style cooker with tiled surround, space and plumbing for a washing machine and space for a fridge/freezer. The combi boiler is housed in here.



CELLAR STORE

2'10" x 8'8" [0.87m x 2.66m]

Small stone steps leading down to a storage area.

FIRST FLOOR LANDING

Loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE

13'1" x 14'5" [max] x 11'3" [min] [4.01m x 4.41m [max] x 3.45m [min]]

Fitted wardrobes, fitted dressing table, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

6'6" x 12'4" [1.99m x 3.78m]

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



BATHROOM/W.C.

7'4" x 6'2" [max] x 4'11" [min] [2.26m x 1.89m [max] x 1.51m [min]]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a small buffer garden mainly pebbled with planted features and walls to the front. To the rear there is a paved patio, perfect for outdoor dining and entertaining or could be used as off road parking, with lawned area with space for a shed, surrounded by timber fencing and walls. Beyond the garden are farmer fields.



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.