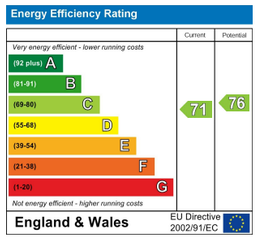
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

7 Ash Grove, Stanley, Wakefield, WF3 4JY

For Sale Freehold Offers In The Region Of £500,000

This immaculately presented four bedroom family home is situated on a cul-de-sac in the highly regarded area of Stanley, conveniently positioned close to Wakefield city centre and within easy reach of excellent transport links, including the M62 motorway network, ideal for those wishing to commute.

The property has been extended to provide versatile and spacious accommodation arranged over two floors. To the ground floor, the accommodation briefly comprises a welcoming entrance hall, a cosy lounge, and an impressive open plan modern dining kitchen featuring a sleek range of units and aluminium bi-folding doors opening onto the south facing rear garden. There is access to a utility room and internal access to the integral garage. Additional features include underfloor heating, a full range of quality integrated appliances within the kitchen, and skylight windows that flood the living space with natural light. To the first floor are four bedrooms, three of which are generous doubles, with two benefitting from contemporary en suite facilities. A stylish modern house bathroom completes the first floor accommodation. Externally, the property occupies an enviable plot with well maintained gardens wrapping around three sides. The home is finished to an exceptional standard throughout and is ready for immediate occupation, making it an ideal family home.

Stanley offers a range of local village amenities and well regarded schools, further enhancing the appeal of this superb property.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door opens into the entrance hallway, which provides access to the living room, the open plan dining kitchen, a useful understairs storage cupboard, downstairs cloakroom and stairs to the first floor. A central heating radiator, coving to the ceiling and wood effect flooring.

OPEN PLAN LIVING/DINING KITCHEN
19'3" x 21'5" (5.88m x 6.54m)
This impressive extended space is fitted with a stylish range of wall and base units with Corian work surfaces, incorporating a 1.5 bowl stainless steel sink and drainer with chrome swan neck mixer tap. A five ring gas hob with stainless steel and glass extractor hood above, along with a full range of integrated appliances including an electric oven with warming drawer below, integrated combined oven/microwave, full size fridge and dishwasher. Quality wood effect flooring with underfloor heating runs throughout, complemented by spotlights to the ceiling, a breakfast bar with wrap-around seating, an inbuilt drinks cabinet, and ample storage. The extension features a five leaf run of bi-folding aluminium doors with fitted blinds and two Velux windows, flooding the room with natural light, along with zoned, dimmable spotlighting. Aluminium double glazed French doors lead out to the side of the property.

UTILITY ROOM
5'3" x 8'8" (1.62m x 2.65m)
Fitted with base units, a stainless steel sink and drainer with chrome swan neck mixer tap, and space and plumbing for an undercounter washing machine and dryer, along with space for a large fridge freezer. A double central heating radiator, spotlights to the ceiling, a composite double glazed frosted glass door opening to the garden and a door leading through to the integral garage.

INTEGRAL GARAGE
17'3" x 8'5" (5.26m x 2.59m)
With an up and over door, power and lighting, and housing the boiler.

LIVING ROOM
15'8" x 11'3" (4.78m x 3.44m)
Front facing UPVC double glazed bay window, double central heating radiator, carpeted flooring, and a feature fireplace with inset electric fire. Coving to the ceiling and a television point.

W.C.
6'1" x 5'6" (1.86m x 1.69m)
Two piece suite with low flush w.c. and wall mounted wash hand basin, double central heating radiator, wood-effect flooring, and a front facing UPVC double glazed obscure window.

FIRST FLOOR LANDING
Provides access to four bedrooms and the house bathroom. There is a useful storage cupboard over the bulkhead with shelving. A pull down ladder provides loft access.

BEDROOM ONE
11'3" x 13'2" (3.43m x 4.02m)
Front facing UPVC double glazed window, central heating radiator, carpeted flooring, a range of fitted bedroom furniture, and a door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
3'4" x 8'0" (1.04m x 2.44m)
Side facing UPVC double glazed frosted window, walk-in shower with glazed sliding screen and dual mains shower, concealed system w.c., vanity unit with chrome waterfall tap, tiled flooring, part-tiled walls, chrome heated towel rail, shaver socket, extractor fan, and spotlights to the ceiling.

BEDROOM TWO
7'8" x 18'2" (2.34m x 5.56m)
Rear facing aluminium double glazed window, Velux window set within the vaulted ceiling, double central heating radiator, built in wardrobes, wood effect flooring, spotlights to the ceiling, and a door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
3'5" x 7'11" (1.06m x 2.43m)
Fitted with a low flush w.c., shower with glazed sliding screen and dual mains shower inset, vanity unit with wash basin and chrome mixer tap, chrome heated towel rail, part tiled walls, wood-effect flooring, a front facing UPVC double glazed frosted window, spotlights, and extractor fan.

BEDROOM THREE
11'4" x 9'0" (3.46m x 2.76m)
Rear facing aluminium double glazed window, double central heating radiator, and carpeted flooring.

BEDROOM FOUR
6'10" x 8'11" (2.10m x 2.72m)
Two rear facing aluminium double glazed windows, double central heating radiator, and carpeted flooring.

BATHROOM/W.C.
2.06m x 1.69m
L-shaped panel bath with mains shower over, vanity unit with wash basin, concealed system w.c., tiled flooring, full tiling to the walls, chrome heated towel rail, chrome shaver socket, spotlights to the ceiling, and a front facing UPVC double glazed obscure window.

OUTSIDE
Externally, the property occupies a south facing enviable plot wrapping around three sides. A driveway leads to the integral garage, with a paved pathway providing access to the front door. The gardens are mainly laid to lawn and sweep from the front to the side of the property. To the rear is a paved grey slate patio seating area with steps rising to a further porcelain patio. The property is enclosed by fenced and walled boundaries and benefits from a range of mature shrubs and trees, offering an excellent degree of privacy.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"ASH GROVE IS A LOVELY SMALL CUL DE SAC, VERY FAMILY FRIENDLY WITH A SMALL ENCLOSED CHILDREN'S PARK AT THE TOP AND WITHIN A SHORT WALKING DISTANCE OF A GOOD PRIMARY SCHOOL AND LOCAL SHOP. "

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

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.