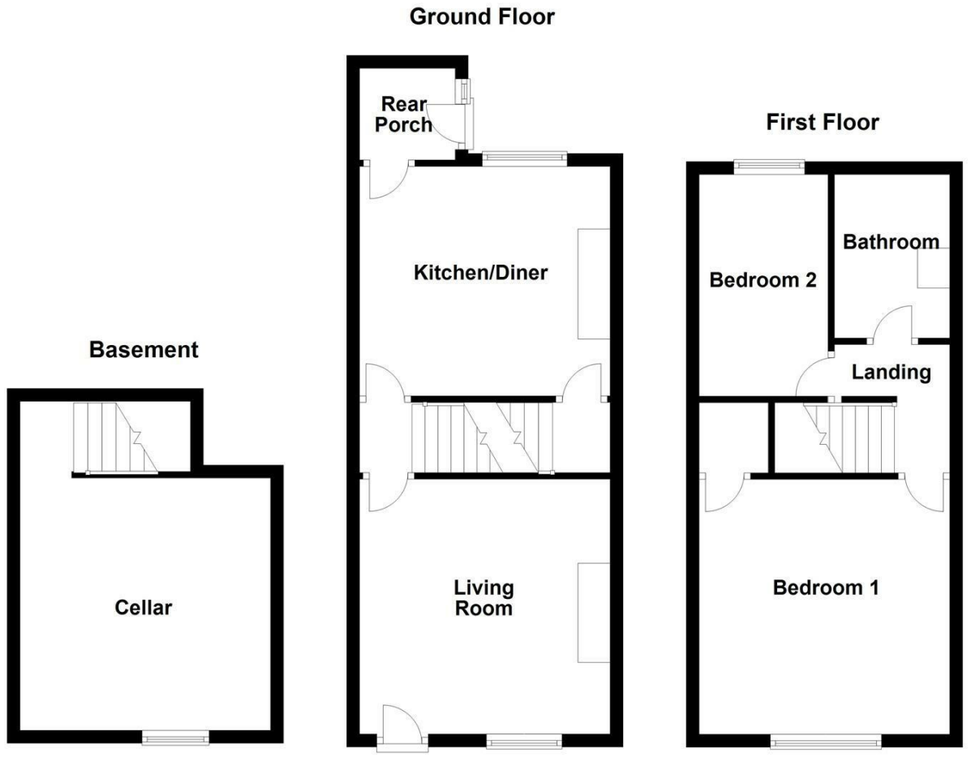

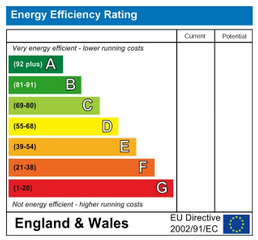

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

75 Lee Moor Road, Stanley, Wakefield, WF3 4EF

For Sale Freehold £200,000

Situated in the popular Stanley area of Wakefield is this superbly presented two bedroom mid terrace property, offering well proportioned accommodation throughout. Benefiting from generous reception space, off road parking, and a larger than average rear garden for a property of this type, this home is certainly not one to be missed.

The accommodation briefly comprises a welcoming living room which leads to an inner hallway providing access to the staircase rising to the first floor and the kitchen diner. The kitchen diner in turn offers access to the cellar and a rear porch, which opens out to the enclosed rear garden. To the first floor landing there is access to two bedrooms, and the house bathroom. Bedroom one further benefits from an over stairs storage cupboard with loft access.

Stanley is a highly sought after location and well suited to a variety of buyers including first-time purchasers, small families, and professional couples. The area offers a range of local shops and schools within walking distance, with a wider selection of amenities available in Wakefield city centre. Excellent transport links are close by, including local bus routes, nearby railway stations providing connections to Leeds, Manchester, and London, and convenient access to the M1 and M62 motorway networks for those commuting further afield.

Only a full internal inspection will truly reveal all that this fantastic home has to offer, and an early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

LIVING ROOM
11'11" x 13'10" (max) x 12'7" (min) (3.65m x 4.23m (max) x 3.85m (min))
Composite front door providing access, UPVC double glazed window to the front, central heating radiator, door leading through to a further hallway, and a decorative fireplace with stone hearth and wooden mantle.

INNER HALLWAY
Providing access to the first floor landing with doors leading to the living room and kitchen diner.

KITCHEN/DINER
13'1" x 13'10" (max) x 12'2" (min) (4.0m x 4.23m (max) x 3.71m (min))
UPVC double glazed window to the rear, UPVC double glazed door to the rear porch, and door leading down to the cellar, central heating radiator, partial ceiling spotlighting. A range of wall and base shaker style units with oak work surfaces over, ceramic 1 1/2 sink and drainer with mixer tap, space and plumbing for a range style gas cooker with tiled splashback and stone lintel, integrated slimline dishwasher, and integrated undercounter fridge. Breakfast bar with oak work surface over. Additionally, there is a large larder cupboard with shaker style units.

REAR PORCH
4'5" 4'5" (1.36m 1.36m)
UPVC double glazed door leading to the rear garden, with space for a freezer and space and plumbing for a washing machine.

CELLAR
12'0" x 13'10" (max) x 12'7" (min) (3.68m x 4.22m (max) x 3.86m (min))
UPVC double glazed window to the front, gas meter, lighting, power, and central heating radiator. Accessed via stairs from the kitchen, with the Worcester combi boiler located at the top of the stairs.

FIRST FLOOR LANDING
Central heating radiator and doors providing access to two bedrooms, and the house bathroom.

BEDROOM ONE
12'0" x 13'10" (max) x 12'7" (min) (3.68m x 4.23m (max) x 3.86m (min))
UPVC double glazed window to the front, central heating radiator, and access to an over stairs storage cupboard which also provides loft access.

BEDROOM TWO
6'6" x 7'9" (2.0m x 2.37m)
UPVC double glazed window to the rear and a central heating radiator.

BATHROOM
9'10" x 6'0" (max) x 4'11" (min) (3.02m x 1.85m (max) x 1.50m (min))
UPVC double glazed window to the rear, spotlighting, extractor fan, chrome heated towel rail, partial tiling and partial decorative panelling. Low flush WC, pedestal wash hand basin, freestanding roll-top bath with mixer tap and shower head attachment, and a separate shower cubicle with mains fed shower and glass shower screens.

OUTSIDE
To the front of the property is a low maintenance garden featuring a pebble bed with mature shrub, timber fencing to one side, and walls to the other side and front. A block paved driveway provides parking for one to two vehicles and runs down the side of the property to the rear. The rear garden is mainly laid to lawn, incorporating planted beds with dry stone walling and a block paved patio area ideal for outdoor dining and entertaining. There are brick built outbuildings, and the garden is fully enclosed by timber fencing, making it ideal for both pets and children.

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.

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.