



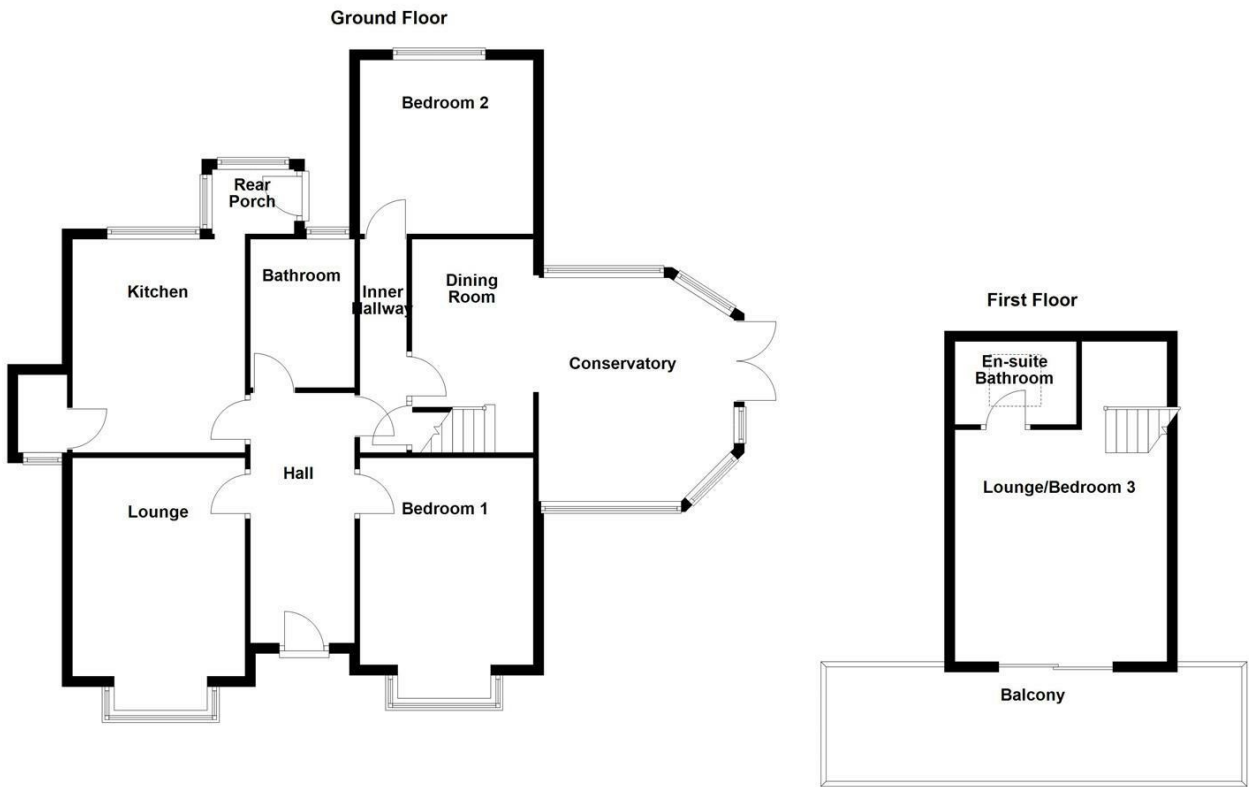
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

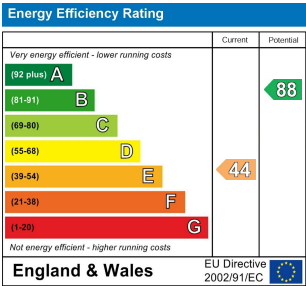


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



251 Bottom Boat Road, Stanley, Wakefield, WF3 4AX

For Sale Freehold £695,000

Set within an exquisite one acre plot, this outstanding two/three-bedroom detached residence offers a rare blend of refined living, unrivalled privacy and breathtaking panoramic countryside views. Immaculately presented throughout the property boasts spectacular landscaped gardens, a private outdoor heated swimming pool, an outdoor games room and multiple elegant entertaining spaces.

The accommodation briefly comprises an inviting entrance hall, a spacious living room, a modern, well appointed kitchen, a formal dining room, a charming conservatory, two ground-floor bedrooms, and a contemporary bathroom. A staircase rises to the first floor, where a generously sized additional room, currently used as a second lounge offers flexible use as a further bedroom, complete with its own en suite bathroom and balcony with glass balustrades extends from the upper lounge, providing a perfect spot to take in the spectacular countryside views.

Externally, the property is approached via gated access leading onto an extensive lawned front garden, dotted with mature trees, and a driveway that runs alongside the house to a double garage. To the rear, the grounds truly shine featuring beautifully landscaped gardens, a large private heated and newly lined swimming pool, a choice of several patio areas ideal for entertaining, a built-in BBQ space, an outdoor games room, a water feature pond, and a delightful summerhouse.

Positioned at the end of the highly sought after Bottom Boat Road, this exceptional home enjoys complete privacy and tranquillity, with idyllic walks on the doorstep and excellent access to the nearby motorway network for commuters.

Offered for sale with no onward chain, this unique and rare opportunity demands an early internal inspection to fully appreciate the space, lifestyle, and setting on offer.



ACCOMMODATION

ENTRANCE HALL

Timber framed front entrance door, doors to the living room, bedroom, kitchen and bathroom.

LIVING ROOM

15'8" x 11'0" [4.79m x 3.36m]
UPVC double glazed window to the front elevation, electric radiator, coving to the ceiling, wood flooring and open fireplace with multi fuel log burner.



BEDROOM ONE

15'9" x 11'0" [4.82m x 3.37m]
UPVC double glazed box window to the front elevation and electric radiator.



BATHROOM/W.C.

9'3" x 6'2" [2.83m x 1.90m]
Three piece suite comprising wall mounted electric shower over the bath, low flush w.c. and vanity wash hand basin with mixer tap. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator and spotlights.



KITCHEN

13'6" x 10'6" [4.14m x 3.22m]
Range of modern wall and base units with work surface over, 1 1/2 sink and drainer unit, integrated oven with induction hob and cooker hood, breakfast island, integrated double size tall fridge and integrated dishwasher. UPVC double glazed window to the rear elevation, electric radiator, built in storage pantry and an opening to a rear porch.



REAR PORCH

UPVC double glazed windows to the side and rear elevation with side UPVC door to the garden.

INNER HALLWAY

Doors to the dining room, conservatory and bedroom two.

BEDROOM TWO

7'8" x 10'11" [2.35m x 3.33m]
UPVC double glazed window to the rear elevation and electric radiator.

DINING ROOM

7'9" x 11'3" [2.38m x 3.43m]
Electric radiator and an opening through to the conservatory.

CONSERVATORY

15'3" x 12'3" [4.67m x 3.74m]
UPVC double glazed windows to the side, rear and front elevation. Double doors leading out to the rear garden, electric radiator and stairs to the first floor landing.



FIRST FLOOR LOUNGE

20'5" x 13'4" [6.23m x 4.07m]
Aluminium sliding doors to the balcony at the front, electric radiator, wood flooring, velux window to the side elevation, spotlights, storage into the eaves and door leading to the en suite. Currently used as a lounge but could be used as a further bedroom if required.



BALCONY

Glass balustrade surrounding with fantastic far reaching views of surrounding countryside.



EN SUITE BATHROOM/W.C.

7'8" x 5'6" [2.36m x 1.70m]
Three piece suite comprising wall mounted electric shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Velux window to the rear elevation and spotlights.

OUTSIDE

To the front, gated access opens onto an expansive lawned garden, beautifully framed by mature trees with a lengthy driveway parking leading to a double garage, complete with an up and over door, chest freezer, power, and lighting. To the rear, the property boasts an attractive and meticulously landscaped garden, featuring a spacious patio seating area and a private outdoor heated swimming pool, complemented by a further patio and dedicated BBQ area, ideal for al fresco dining and entertaining. Gated access leads down to an additional flagged patio seating area, set beneath a charming pergola adjacent to the conservatory, offering a serene spot for relaxation. Further enhancing the outdoor space is a converted corner outhouse currently utilised as a games room, a decorative corner pond, a delightful summerhouse, and an additional flagged patio area, all thoughtfully arranged to maximise enjoyment of the exceptional garden setting.

GAMES ROOM

Carpeted, Could be used for a variety of uses such as a home office, ect.



COUNCIL TAX BAND

The council tax band for this property is C.

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.