

WAKEFIELD  
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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

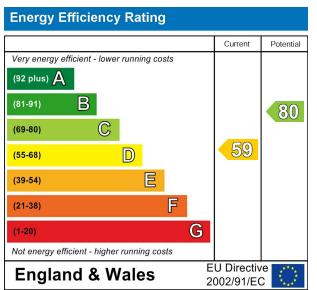
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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.

## 30 Baker Lane, Stanley, Wakefield, WF3 4DX

For Sale Freehold £275,000

Occupying a fantastic plot is this three bedroom detached property benefiting from an attached garage, driveway parking and spacious rear garden.

The accommodation briefly comprises entrance hall, living dining room, kitchen, first floor landing, three bedrooms and a shower room/w.c. Externally there are spacious gardens with rear patio for seating, attached garage and driveway parking to the front.

This property is ideally located for all local shops and amenities including walking distance of local schools. It is also only a short drive away from Wakefield and the motorway network for those looking to commute further afield.

A superb family home and a viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE HALLWAY

Entrance door, central heating radiator, staircase to the first floor landing, access through to the living/dining room and kitchen.

### LIVING/DINING ROOM

25'3" x 11'10" [7.72m x 3.61m]

Aluminium framed double glazed window to the front elevation, central heating radiator, rear UPVC door to the garden, further central heating radiator, feature gas fireplace with brick surround, wall lights to two sides.



### KITCHEN

8'10" x 10'1" [2.71m x 3.09m]

UPVC double glazed window to the rear elevation, side door to the rear garden, built in storage cupboard, fitted kitchen with an array of wall and base units for storage with black laminate worktops, integrated gas hob and integrated oven, stainless steel sink and drainer unit, space for a fridge freezer, plumbing for a washing machine, space for a dryer, part tiled walls.

### FIRST FLOOR LANDING

Frosted double glazed panel with aluminium frame

to the side elevation, access to three bedrooms and family bathroom/w.c.

### BEDROOM ONE

13'1" x 11'4" [3.99m x 3.47m]

Double glazed window to the front elevation, central heating radiator, fitted wardrobes to one side.



### BEDROOM TWO

12'0" x 9'0" [3.66m x 2.75m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes to one wall.



### BEDROOM THREE

9'0" x 6'8" [2.75m x 2.04m]

UPVC double glazed window to the rear elevation, central heating radiator.

### SHOWER ROOM/W.C.

6'5" x 6'1" [1.96m x 1.87m]

Aluminium framed double glazed window to the front elevation, corner shower cubicle with wall mounted electric shower, vanity wash hand basin with mixer tap and low flush w.c. Chrome ladder radiator.

## OUTSIDE

To the rear of the property there is a flagged patio that continues around to the side of the property with a bush and shrubbery border. Space for a greenhouse, steps leading to a split level lawn. Further flagged patio seating area to the rear. Easy to maintain lawn with bush and shrubbery border. Access to the garage, driveway parking with ample space for two - three cars. Low maintenance lawn with bush and shrubbery border to the side.



## COUNCIL TAX BAND

The council tax band for this property is C

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## 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.