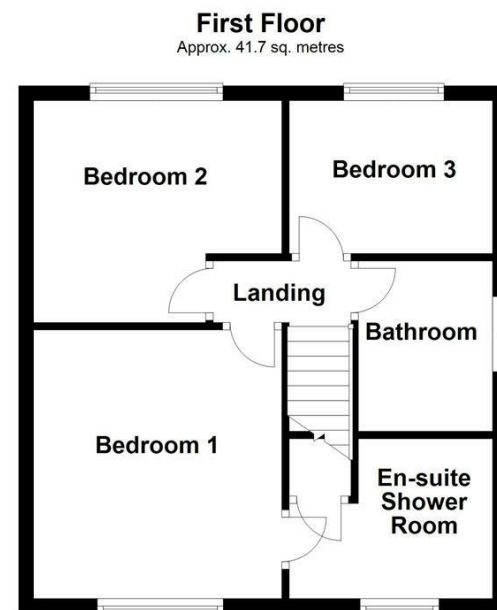
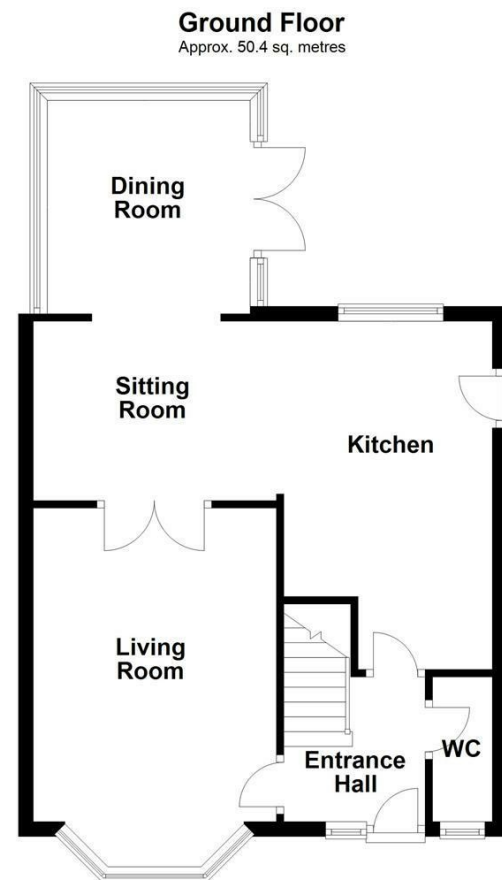
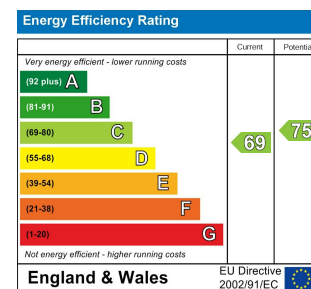




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Total area: approx. 92.1 sq. metres



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.



24 Rushworth Close, Stanley, Wakefield, WF3 4JG

For Sale Freehold £335,000

A superb opportunity to purchase this high specification three bedroom detached family home, offering spacious and beautifully presented accommodation throughout, ample off road parking and an attractive enclosed rear garden.

The property is approached via the entrance hall provides access to a spacious living room featuring a bay window and feature fireplace, with double doors opening into a sitting room. The sitting room flows through to a modern fitted kitchen with integrated appliances and a range cooker, enhanced by an open archway leading into a dining room with vaulted ceiling and French doors opening onto the rear garden. A downstairs WC completes the ground floor. To the front is a paved driveway with low maintenance gravelled borders, extending to both sides of the property through double timber gates and continuing to a detached single garage, providing further off road parking. To the front, there is an attractive lawned garden with manicured planted borders and a covered porch with downlighting, leading into the entrance hall.

To the first floor, the landing provides access to three double bedrooms, with the principal bedroom benefitting from a modern three piece en suite shower room and a useful boiler cupboard. A contemporary three piece house bathroom serves the remaining bedrooms. Externally, the rear garden is designed for both relaxation and entertaining, featuring a porcelain paved patio area, an artificial lawn and a further patio seating area with built in timber seating and railway sleeper borders. The garden is fully enclosed by timber fencing and also benefits from a paved pathway providing access to the front of the property.

The property is situated in the sought after area of Stanley, close to a range of local amenities and well regarded schools, with regular bus routes to Wakefield city centre. The M62 motorway is also only a short distance away, making it ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate the quality, space and finish this exceptional home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading in, UPVC double glazed frosted window to the front aspect, wall mounted vertical radiator, coving to the ceiling, laminate flooring and staircase with handrail to the first floor landing. Doors provide access to the living room, downstairs WC and kitchen.

LIVING ROOM

10'10" x 16'4" [3.32m x 4.99m]

Walk in bay window with UPVC double glazed windows to the front, central heating radiator, additional radiator within the bay, coving to the ceiling and feature gas fire with marble hearth and wooden surround. Double timber doors lead through to the sitting room.



W.C.

27" x 6'5" [0.81m x 1.98m]

Frosted UPVC double glazed window to the front, central heating

radiator, laminate flooring, low flush WC and wash basin with mixer tap set within a vanity unit, with mirror above and coving to the ceiling.

KITCHEN

15'3" x 9'1" [4.66m x 2.77m]

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, incorporating a sink and drainer with swan neck mixer tap. Integrated appliances include fridge, freezer, dishwasher and washing machine, along with a range cooker and extractor hood. UPVC double glazed window to the rear, contemporary radiator, spotlights to the ceiling and laminate flooring. Feature archway leads into the sitting room.

SITTING ROOM

10'10" x 7'11" [3.32m x 2.42m]

Laminate flooring, coving to the ceiling and central heating radiator, with archway through to the dining room and double doors back to the living room.



DINING ROOM

9'5" x 9'1" [2.88m x 2.78m]

Pitched ceiling with inset spotlights, UPVC double glazed windows to three sides and French doors leading out to the rear garden, laminate flooring and central heating radiator.

FIRST FLOOR LANDING

Provides access to three bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 11'0" [3.66m x 3.36m]

UPVC double glazed window to the front, central heating radiator, loft access and door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

9'0" x 7'1" [2.75m x 2.16m]

Three piece suite comprising walk in shower cubicle, low flush WC and wash basin with vanity storage, fully tiled walls and floor, spotlights and heated towel rail.

BEDROOM TWO

11'0" and 9'9" [3.37m and 2.98m]

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



BEDROOM THREE

6'10" x 9'1" [2.09m x 2.79m]

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

BATHROOM/W.C.

5'10" x 7'6" [1.80m x 2.29m]

Fitted with a three piece suite including panel bath with shower over, wash basin with vanity storage and low flush WC, fully tiled walls and floor, spotlights and heated towel rail.



OUTSIDE

To the front, a paved driveway provides ample off road parking and runs along the side of the property through double timber gates, leading to a single detached garage with power and lighting. The front garden is attractively landscaped with planted borders. To the rear, the garden is landscaped and low maintenance, featuring porcelain paved patio areas, artificial lawn, planted borders and built in seating, ideal for outdoor dining and entertaining.



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.