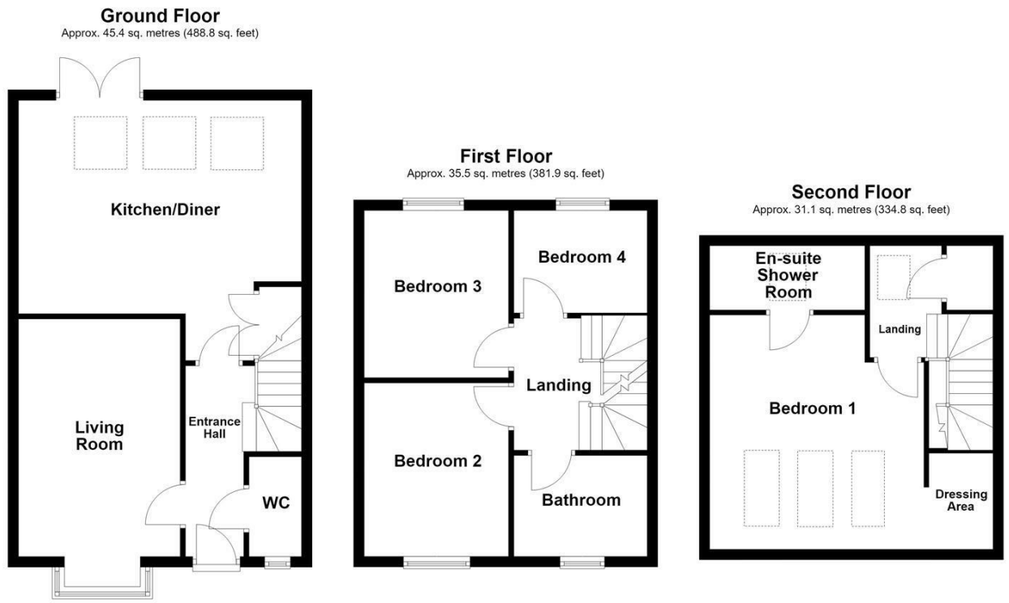


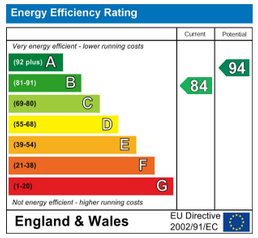
Total area: approx. 112.0 sq. metres (1205.5 sq. feet)

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

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75 Beamshaw Way, Stanley, Wakefield, WF3 4FY

For Sale Freehold £400,000

Situated on a sought after modern development within the popular City Fields area, and with no chain, is this superbly presented four bedroom detached family home. Offering spacious and well proportioned accommodation across three floors, the property benefits from four generous bedrooms, versatile living space, off road parking, a garage and an attractive enclosed rear garden, making it an ideal home for modern family living.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor, useful understairs storage and access to the living room, downstairs WC and a spacious kitchen diner. The kitchen diner enjoys direct access to the rear garden and benefits from a useful double door utility cupboard. To the first floor, the landing provides access to three well proportioned bedrooms and a contemporary four piece family bathroom. The second floor is dedicated to an impressive principal bedroom suite, featuring a dressing area, en suite shower room, a useful storage cupboard and loft access to a boarded loft providing excellent additional storage. Externally, the front of the property enjoys a lawned garden with established shrub borders and a paved pathway leading to the entrance door. A tarmac driveway to the side provides off road parking and benefits from an EV charging point, leading to the semi detached single garage with an up and over door, power, lighting and a boarded loft style ceiling offering additional storage. The enclosed rear garden is predominantly laid to lawn and incorporates raised planted borders with railway sleeper edging, together with a porcelain paved patio, creating an ideal space for outdoor dining and entertaining. A timber lean to structure with decorative gravel flooring provides useful sheltered outdoor storage, whilst the garden is fully enclosed by timber fencing, making it ideal for both children and pets.

City Fields is one of Wakefield's most desirable modern developments, particularly popular with families due to its excellent range of nearby amenities, well regarded schools and open green spaces. Regular bus services operate close by, whilst Outwood railway station and Wakefield's two city centre railway stations provide direct links to Leeds, Manchester and London. The M1 and M62 motorway networks are also within easy reach, making the property ideally placed for commuters.

Offered to the market with no chain, an early viewing is highly recommended to fully appreciate all that this superb family home has to offer.



ACCOMMODATION

ENTRANCE HALL
11'10" x 3'8" (3.63m x 1.12m)
Entered via a composite front entrance door with a frosted glazed panel. The entrance hall benefits from a central heating radiator, staircase leading to the first floor, useful understairs storage cupboard and doors providing access to the downstairs W.C., living room and kitchen/diner.



W.C.
3'3" x 6'2" (1.00m x 1.90m)
Fitted with a two piece suite comprising a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. The room also benefits from a central heating radiator and a frosted UPVC double glazed window overlooking the front elevation.

LIVING ROOM
17'8" x 5'3" (5.40m x 1.62m)
A bright reception room with a box style UPVC double glazed window overlooking the front elevation and a central heating radiator.



KITCHEN/DINER
An impressive open plan space featuring three Velux roof windows, a UPVC double glazed window overlooking the rear elevation and UPVC double glazed French doors opening onto the rear garden. The room also benefits from a contemporary column style central heating radiator, recessed spotlights to the ceiling and access to a useful double door utility cupboard. The kitchen is fitted with a range of modern shaker style wall and base units with laminate work surfaces, composite sink and drainer with mixer tap, five ring gas hob with partial glass splashback and stainless steel extractor hood above, integrated double oven, integrated dishwasher and integrated freezer.



UTILITY
17'8" x 10'11" (5.40m x 3.33m)
Providing space and plumbing for a washing machine and tumble dryer, with laminate work surface above. The Baxi combination boiler is also housed within.

FIRST FLOOR LANDING
8'4" x 4'1" (2.56m x 1.27m)
With stairs leading to the second floor and doors providing access to three bedrooms and the house bathroom.

BEDROOM TWO
9'0" x 10'9" (2.75m x 3.30m)
With a UPVC double glazed window overlooking the front elevation and a central heating radiator.



BEDROOM THREE
10'5" x 9'0" (3.18m x 2.75m)
With a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM/W.C.
8'5" x 5'5" (2.57m x 1.67m)
Fitted with a modern suite comprising a low flush W.C., wash basin set into a floating vanity unit with mixer tap, panelled bath with mixer tap and shower attachment, and a separate shower cubicle with mains fed shower and glazed screen. The room also benefits from a chrome ladder style heated towel rail, recessed spotlights, partial wall tiling and a frosted UPVC double glazed window overlooking the front elevation.



BEDROOM FOUR
6'4" x 8'5" (1.95m x 2.57m)
With a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

SECOND FLOOR LANDING
6'10" x 3'3" (2.10m x 1.00m)
Featuring a Velux roof window creating an ideal office or reading area, together with access to the eaves storage, an additional storage cupboard and a door leading to the principal bedroom.

BEDROOM ONE
13'3" x 11'7" (4.06m x 3.55m)
A spacious principal bedroom with six Velux roof windows to the front elevation, central heating radiator, loft access, opening through to the dressing area and a door leading into the en suite shower room.



DRESSING AREA
4'1" x 6'2" (1.25m x 1.90m)
With a central heating radiator.

EN SUITE SHOWER ROOM/W.C.
4'5" x 9'10" (1.35m x 3.00m)
Fitted with a low flush W.C., ceramic wash basin set into a floating vanity unit with mixer tap and a shower cubicle with mains fed shower and glazed screen. The room also benefits from a Velux roof window, chrome ladder style heated towel rail, recessed spotlights and full wall tiling.





OUTSIDE
To the front of the property is a lawned garden with planted shrub border and a paved pathway leading to the front entrance. A tarmac driveway to the side provides off road parking for two vehicles and benefits from an EV charging point, leading to the attached single garage with manual up and over door, power, lighting and a vaulted ceiling providing additional loft storage. The rear garden is mainly laid to lawn with raised planted borders incorporating railway sleepers, together with a porcelain paved patio, ideal for outdoor dining and entertaining. To the side is a useful lean to timber storage structure with a pebbled finish. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



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

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.