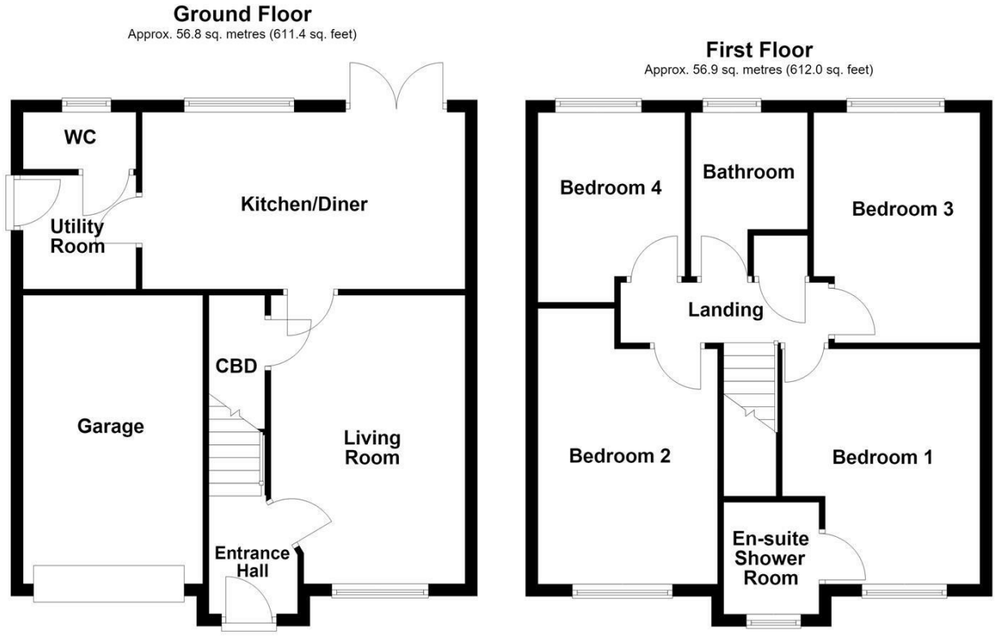
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 113.7 sq. metres (1223.5 sq. feet)



9 Stanley Hall Close, Wakefield, WF1 4GH

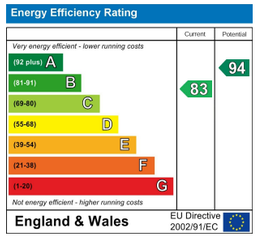
For Sale Freehold £360,000

Situated on the sought after City Fields development, in a tucked away position, close to Pinderfields Hospital and Wakefield city centre is this superbly presented four bedroom detached family home, offering spacious accommodation throughout, attractive gardens and off road parking.

The accommodation briefly comprises an entrance hall, spacious living room, an impressive kitchen diner, ideal for modern family living and entertaining, and providing access into the utility room which leads to the downstairs WC. To the first floor, the landing provides access to four bedrooms, with the principal bedroom benefitting from en suite shower facilities, along with a contemporary family bathroom. Externally, the property enjoys a well maintained low maintenance rear garden with flagged seating areas, ideal for outdoor dining and relaxation. To the front, there is driveway parking leading to an integral garage.

The property is ideally located for a wide range of local amenities and is within close proximity to Pinderfields Hospital, making it particularly suitable for healthcare professionals. Wakefield city centre is only a short distance away, while the motorway network is easily accessible for commuters travelling further afield.

Finished to a fantastic standard throughout and presented in ready to move into condition, this excellent family home is one not to be missed. Early viewing is highly recommended.



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.



ACCOMMODATION

ENTRANCE HALL
Composite entrance door leading into the entrance hall. Staircase with handrail leading to the first floor landing, central heating radiator with radiator cover, door providing access to the living room and tiled flooring.

LIVING ROOM
10'5" x 15'8" (3.19m x 4.79m)
UPVC double glazed window overlooking the front aspect, central heating radiator and laminate flooring. Two doors provide access to the understairs storage cupboard, which benefits from fitted shelving and laminate flooring, with a further door leading into the modern kitchen diner.



KITCHEN DINER
9'6" x 17'4" (2.91m x 5.30m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. Incorporating a 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated full size dishwasher, integrated oven and grill, separate four ring gas hob with curved glass extractor hood above, integrated fridge and separate integrated freezer below. UPVC double glazed window overlooking the rear garden, UPVC double glazed French doors with built in blinds leading outside, fully tiled floor, two central heating radiators and inset spotlights to the ceiling. Door providing access to the separate utility room.

UTILITY ROOM
5'1" x 6'2" (1.57m x 1.88m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. Space and plumbing for a washing machine beneath the worktop, fully tiled floor, wall mounted boiler housed within a cupboard, composite side entrance door, central heating radiator and door leading into the downstairs W.C.

DOWNSTAIRS W.C.
5'1" x 3'1" (1.57m x 0.94m)
Low flush W.C. with concealed cistern, wall mounted wash basin with chrome mixer tap, part tiled walls, fully tiled floor, frosted UPVC double glazed window to the rear, spotlights to the ceiling and central heating radiator.

FIRST FLOOR LANDING
Central heating radiator, loft access and six doors providing access to four bedrooms, the modern house bathroom and airing cupboard.

BEDROOM ONE
13'1" x 10'8" (max) x 8'5" (min) (3.99m x 3.26m (max) x 2.58m (min))
Laminate flooring, UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM
5'2" x 6'7" (1.60m x 2.03m)
Fitted with a three piece suite comprising enclosed shower cubicle with double glass doors and mixer shower, fully tiled walls within the enclosure, low flush W.C. with concealed cistern and wall mounted wash basin with mixer tap and tiled splashback. Inset spotlights to the ceiling, fully tiled floor, central heating radiator, extractor fan and frosted UPVC double glazed window to the front elevation.

BEDROOM TWO
8'4" x 15'3" (max) x 13'1" (min) (2.55m x 4.66m (max) x 3.99m (min))
Laminate flooring, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE
12'4" x 7'11" (max) x 6'8" (min) (3.77m x 2.43m (max) x 2.05m (min))
UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



BEDROOM FOUR
7'10" x 10'2" (max) x 8'9" (min) (2.40m x 3.11m (max) x 2.67m (min))
UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.

BATHROOM
6'3" x 8'9" (max) x 6'3" (min) (1.91m x 2.69m (max) x 1.91m (min))
Fitted with a modern three piece suite comprising panelled bath with mixer tap, glazed shower screen and separate mixer shower over with fully tiled surround, low flush W.C. with concealed cistern and wall mounted wash basin with mixer tap and tiled splashback. Frosted UPVC double glazed window overlooking the rear elevation, inset spotlights to the ceiling, fully tiled floor and central heating radiator.



INTEGRAL GARAGE
15'5" x 8'0" (4.72m x 2.45m)
Integral garage with manual up and over door.

OUTSIDE
To the front of the property is a double block paved driveway providing off road parking for two vehicles, together with a low maintenance woodchip garden incorporating planted features. A covered timber entrance porch with tiled roof sits above the front door, with sensor operated external lighting. A paved pathway leads through a timber gate to the rear garden. To the rear is a generous paved patio area, ideal for outdoor dining and entertaining, with steps leading to a second tier paved patio. There are planted borders, a timber shed and timber pergola, with timber panel fencing enclosing the garden on three sides. Further features include outside lighting, external power socket and water connection, together with a paved pathway leading to gated access at the front.



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.

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.