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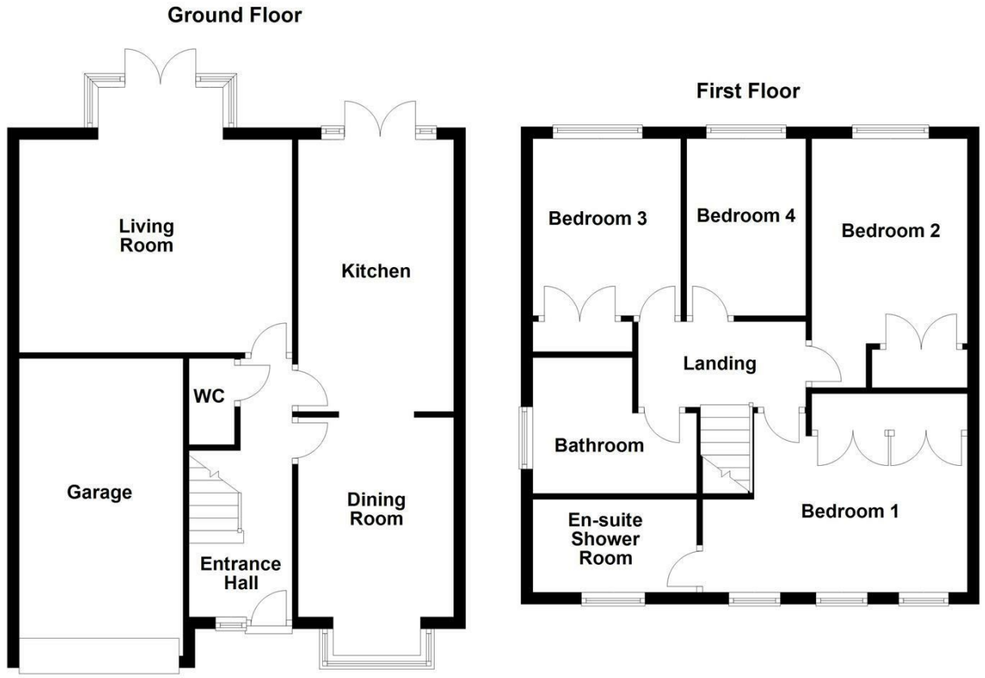


35 Riverdale Avenue, Stanley, WF3 4LF

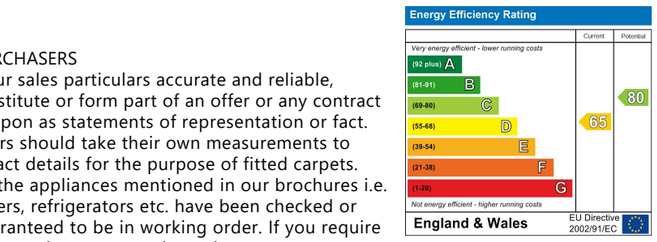
For Sale Freehold £400,000

Located on this modern and attractive is this four bedroom detached family home benefitting from modern fitted kitchen, ample off road parking and an attractive enclosed well maintained garden.

The property briefly comprises of the entrance hall, downstairs w.c., dining room, kitchen and living room. The first floor landing leads to four bedrooms (the principal bedroom with en suite) and the house bathroom/w.c. Outside to the front is a broad block paved driveway providing off road parking leading to the single integral garage. To the rear is an enclosed attractive garden comprising timber wooden pergola, perfect for al fresco dining with steps leading down to a second paved patio area, a large timber shed, timber decked patio area with timber wooden pergola over, an attractive lawn with slate borders and mature bushes and conifers bordering. The paved patio continues to a play area with sun dial and timber summerhouse.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield. The property is located close to Pinderfields Hospital.

Only a full internal inspection will reveal all that's on offer at this quality home and an 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

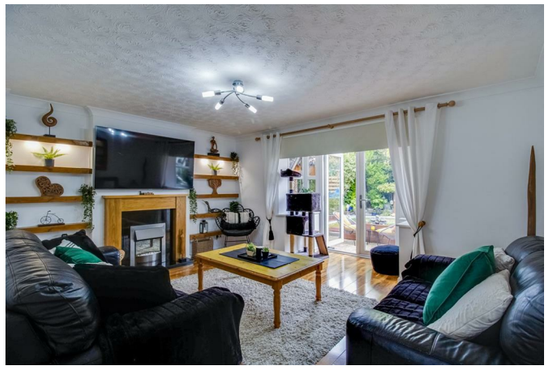
ENTRANCE HALL
Composite entrance door with frosted panel, high gloss laminate floor, central heating radiator and doors to the downstairs w.c., living room, kitchen and dining room. Staircase leading to the first floor landing.

W.C.
4'10" x 3'4" (1.49m x 1.02m)
Low flush w.c., vanity wash basin with chrome mixer tap, extractor fan, partially tiled walls, high gloss laminate floor and chrome ladder style radiator.

DINING ROOM
8'7" x 11'1" (min) x 14'2" (max) (2.64m x 3.38m (min) x 4.33m (max))
UPVC double glazed bay window overlooking the front aspect, coving to the ceiling, high gloss laminate floor, fixed shelving with downlights and feature archway providing access into the kitchen.

KITCHEN
15'0" x 8'7" (4.59m x 2.62m)
Range of wall and base high gloss units with slate effect laminate work surface over and tiled splash back. 1 1/2 sink and drainer with swan neck mixer tap, integrated twin oven and grill with separate four ring induction hob with cooker hood over. Downlights built into the wall cupboards, integrated fridge/freezer, plinth lighting, integrated washer/dryer and integrated dishwasher. Coving to the ceiling, high gloss laminate floor, central heating radiator, timber door to the entrance door and set of UPVC double glazed French doors leading to the rear with windows either side.

LIVING ROOM
11'10" x 15'1" (3.63m x 4.61m)
High gloss laminate floor, electric fire on a marble hearth with marble matching interior and wooden decorative surround. Fixed shelving with downlights, coving to the ceiling, central heating radiator, UPVC double glazed bay window and French doors to the rear.



FIRST FLOOR LANDING
Loft access, central heating radiator and doors to four bedrooms and the house bathroom.

BEDROOM ONE
11'6" x 11'6" (min) x 14'10" (max) (3.52m x 3.51m (min) x 4.54m (max))
Laminate flooring, central heating radiator, UPVC double glazed windows overlooking the front elevation, two double built in wardrobes and door providing access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
8'11" x 5'5" (2.74m x 1.67m)
Three piece suite comprising curved corner shower cubicle with mixer shower, pedestal wash basin and low flush w.c. Fully tiled walls and floor. UPVC cladding to the ceiling, inset spotlights, chrome ladder style radiator and UPVC double glazed frosted window to the front elevation.

BEDROOM TWO
8'7" x 13'10" (max) x 8'4" (min) (2.63m x 4.22m (max) x 2.56m (min))
Built in double wardrobe, laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE
9'10" x 8'3" (3.0m x 2.53m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring and built in double wardrobe.

BEDROOM FOUR
9'10" x 7'0" (3.01m x 2.14m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
4'7" (min) x 7'6" (max) x 9'1" (1.41m (min) x 2.30m (max) x 2.77m)
Three piece suite comprising panelled bath with centralised mixer tap, electric shower and glass shower screen, low flush w.c. with concealed cistern and vanity wash hand basin with mixer tap. Fully tiled walls, laminate flooring, UPVC cladding to the ceiling, chrome ladder style radiator, small storage space over the bulkhead, inset spotlights and UPVC double glazed frosted window overlooking the side elevation.

OUTSIDE
To the front is a double block paved driveway providing ample off road parking leading to the integral single garage with electric roller door, power and light. A paved pathway leads to a timber gate providing access to the rear garden. The rear garden comprises of a timber wooden pergola, perfect for entertaining and dining purposes with steps leading down to a second paved patio area. A large timber shed with double doors, timber decked patio area with timber wooden pergola over, an attractive lawn with slate borders and mature bushes and conifers bordering. The paved patio continues to a play area with sun dial and timber summerhouse to the rear with timber double doors and laminate flooring. The rear garden is completely enclosed by timber panelled surround fences.

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.