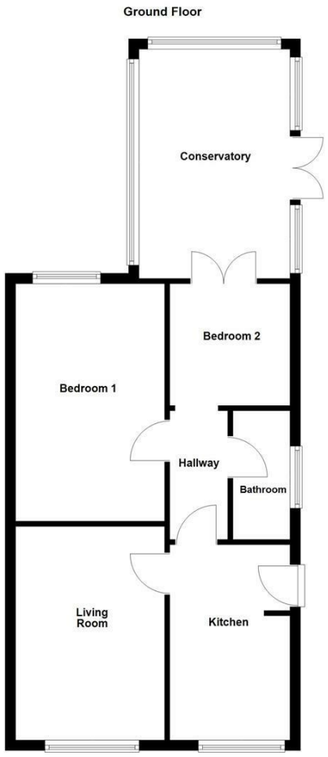

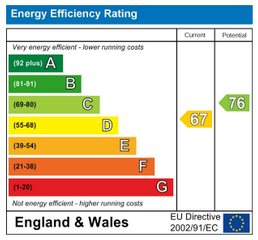

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Mortgages
Richard Kendall Conveyancing
Zoopla.co.uk
rightmove
aria : propertymark PROTECTED
naea : propertymark PROTECTED
The Property Ombudsman
APPROVED CODE

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

2 Keats Grove, Stanley, Wakefield, WF3 4PY

For Sale Freehold £195,000

A two bedroom semi detached true bungalow situated in the sought after area of Stanley with generous accommodation, conservatory and attractive lawned gardens.

With UPVC double glazed windows and central heating radiator, the property briefly comprises of the kitchen, living room, hallway, two bedrooms, conservatory and bathroom. Outside to the front is a lawned garden and driveway providing off road parking for two vehicles. To the side and rear is an attractive lawned garden with flagged patio area.

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 the potential on offer at this home and an early viewing comes highly recommended.

ACCOMMODATION

KITCHEN
12'4" x 7'6" (3.77m x 2.31m)
UPVC front entrance door. Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated cooker with four ring gas hob, space and plumbing for a washing machine, fridge/freezer and dryer. UPVC double glazed window to the front elevation, loft access and doors to the living room and hallway.

LIVING ROOM
9'5" x 13'6" (2.88m x 4.13m)
Central heating radiator, coving to the ceiling, UPVC double glazed window to the front elevation and gas fireplace with feature surround.

HALLWAY
Central heating radiator, doors to two bedrooms and bathroom.

BEDROOM ONE
14'11" x 9'5" (4.55m x 2.88m)
Central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM TWO
7'7" x 7'11" (2.32m x 2.43m)
Central heating radiator and UPVC double glazed patio doors to the conservatory.

CONSERVATORY
9'8" x 13'6" (2.97m x 4.14m)
Surrounded by UPVC double glazed windows, UPVC double glazed patio doors to the rear garden and central heating radiator.

BATHROOM/W.C.
7'4" x 4'7" (2.24m x 1.42m)
Low flush w.c., panelled bath and pedestal wash basin with mixer tap. Fully tiled walls and floor. Central heating radiator, extractor fan and UPVC double glazed window to the side elevation.

OUTSIDE
To the front is a lawned garden and paved driveway providing off road parking for two vehicles running down the side of the property. To the rear and side is an attractive lawned garden with flagged paved patio area, enclosed by timber fencing.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.