



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

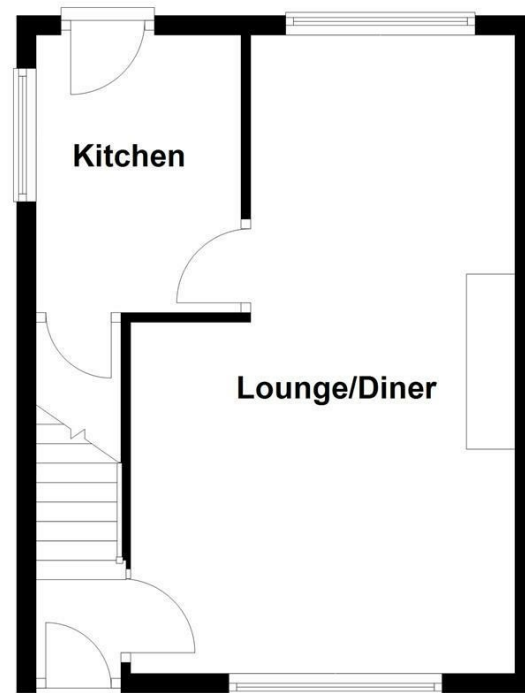
HORBURY  
01924 260 022

NORMANTON  
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PONTEFRACT & CASTLEFORD  
01977 798 844

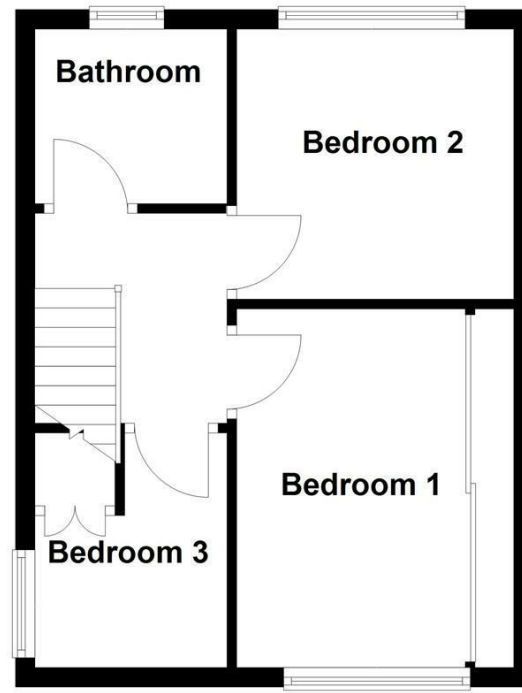
### Ground Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



### First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 64.9 sq. metres (698.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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.



## 20 Beaumont Street, Stanley, Wakefield, WF3 4HQ

For Sale Freehold £160,000

This three bedroom semi detached home is situated in the sought after village of Stanley, conveniently positioned for those commuting via the M1 and M62 motorway networks, with good local bus routes also available.

The property requires modernisation but offers excellent potential. The accommodation briefly comprises an entrance hall, a spacious and light through lounge and a separate kitchen to the ground floor. To the first floor, there are three well proportioned bedrooms and a house bathroom. Externally, the property occupies a good sized plot with ample off road parking and gardens to both the front and rear.

Stanley offers a range of local amenities, while a wider selection can be found within easy reach of Wakefield city centre.

Offered for sale with no onward chain, this is an ideal opportunity for those looking to create a home to their own specification. An early viewing is highly recommended.



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**ACCOMMODATION**

**ENTRANCE HALL**

Front facing timber glazed entrance door leading into the entrance hallway with stairs to the first floor and a central heating radiator. Door leading through to the lounge.

**LOUNGE**

21'3" max x 12'7" max [6.50m max x 3.86m max]

Dual aspect timber double glazed windows to the front and rear, two central heating radiators, fireplace with electric fire inset and timber mantel, coving to the ceiling and access through to the kitchen.

**KITCHEN**

6'6" x 9'11" [2.00m x 3.04m]

Fitted with a range of wall and base units, tiled splashback, built in oven and gas hob, space for under counter appliances and a useful understairs storage cupboard housing the central heating boiler. Timber double glazed window to the side and solid timber door leading out to the rear garden. Radiator and vinyl flooring.



**FIRST FLOOR LANDING**

UPVC double glazed window to the side, central heating radiator and access to three bedrooms and the house bathroom.

**BEDROOM ONE**

11'10" x 9'3" [3.62m x 2.82m]

UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes.



**BEDROOM TWO**

9'6" x 9'2" [2.91m x 2.81m]

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



**BEDROOM THREE**

9'3" max x 6'1" max [2.83m max x 1.86m max]

UPVC double glazed window to the side, central heating radiator and useful storage cupboard over the bulkhead.



**BATHROOM/W.C.**

6'5" x 6'1" [1.97m x 1.86m]

Frosted UPVC double glazed window to the rear, fitted with a three piece suite comprising a bath with electric shower over, vanity wash basin and low flush W.C., fully tiled walls, spotlights to the ceiling and a central heating radiator.



**OUTSIDE**

To the front, a generous block paved driveway providing off street parking for several vehicles, alongside a small lawned area with mature shrubs and trees. The driveway continues down the side of the property leading to a larger than average detached garage with

up and over door. To the rear, there is a paved patio seating area and a lawned garden with mature shrub and hedge boundaries.



**COUNCIL TAX BAND**

The council tax band for this property is B.

**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.