

WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



63 Lee Moor Lane, Stanley, Wakefield, WF3 4ES

For Sale Freehold £145,000

Situated in Stanley is this superbly presented two bedroom mid terrace property benefitting from well proportioned accommodation, loft room and rural views to the front.

The property briefly comprises of the entrance porch, living room and kitchen/diner with understairs storage. The first floor landing leads to two bedrooms and the house bathroom/w.c. with loft access to the spacious loft room. Outside to the front is a small paved low maintenance buffer garden. Whilst to the rear, the garden is laid to lawn with pebbled area, planted beds and two brick built outbuildings with a right of access for the neighbours bins.

Situated in this popular part of Stanley, the property is well placed for access to a range of amenities including local shops, schools, bus routes and good access to the motorway network.

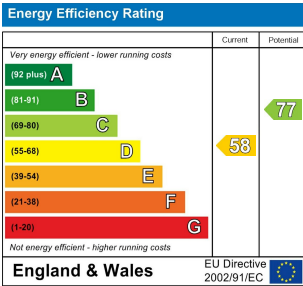
An ideal opportunity for a first time buyer looking to get onto the property market and put their own stamp on a home. A viewing is highly recommended.

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 PORCH

3'4" x 4'9" [1.02m x 1.47m]

UPVC double glazed frosted door leading into the entrance porch. UPVC double glazed window to the side and door to the living room.

LIVING ROOM

13'11" x 13'9" [4.26m x 4.2m]

Coving to the ceiling, ceiling rose, central heating radiator, UPVC double glazed window to the front and decorative cast iron fireplace with slate hearth and wooden mantle. Door to the kitchen/diner.

KITCHEN/DINER

10'0" x 10'7" [3.05m x 3.23m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, four ring gas hob, integrated oven, space and plumbing for a washing machine and the Ideal combi boiler is housed in here. Spotlights to the ceiling, coving to the ceiling, UPVC double glazed frosted door and window to the rear garden. Stairs to the first floor landing, door to understairs storage and central heating radiator.



FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

14'0" x 13'9" [4.27m x 4.21m]

Loft access, UPVC double glazed windows to the front, two central heating radiators and coving to the ceiling.



BEDROOM TWO

10'0" x 7'10" [max] x 5'3" [min] [3.05m x 2.39m [max] x 1.61m [min]]

Coving to the ceiling, UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

6'6" x 8'0" [max] x 4'11" [min] [1.99m x 2.46m [max] x 1.52m [min]]

Spotlights to the ceiling, coving to the ceiling, UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Chrome ladder style radiator.



LOFT ROOM

12'3" x 15'0" [3.74m x 4.59m]

Timber framed skylight, central heating radiator and access to storage eaves.



OUTSIDE

To the front of the property is a small paved buffer garden with a timber gate leading to the front door. To the rear the garden is mainly laid to lawn with pebbled area, planted bed and right of access for neighbours bins. There are two brick built outbuildings.



COUNCIL TAX BAND

The council tax band for this property is A.

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.