



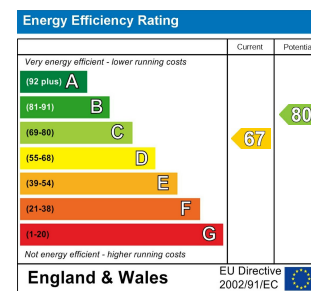
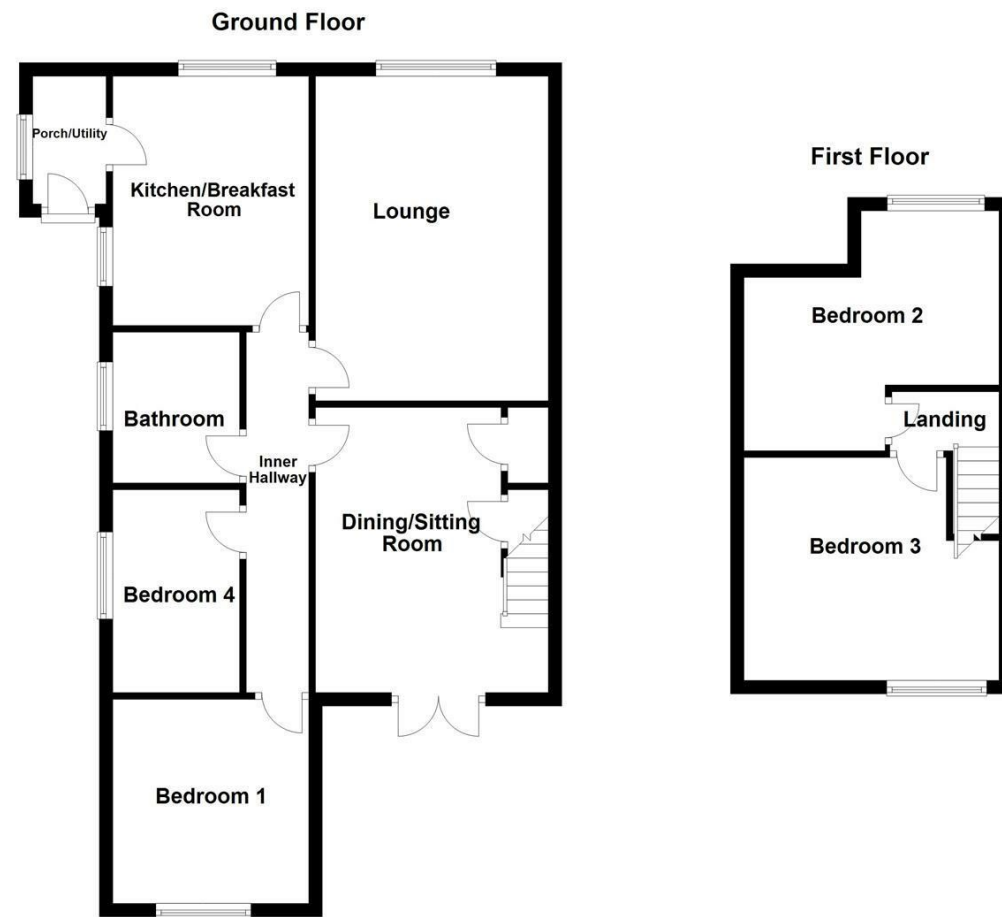
WAKEFIELD
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OSSETT
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IMPORTANT NOTE TO PURCHASERS

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.



8 Lake Lock Drive, Stanley, Wakefield, WF3 4HL

For Sale Freehold Offers Over £280,000

Occupying a corner plot position and having been extended to the side, rear and into the roof space is this attractive semi detached bungalow with four bedrooms, benefiting from double glazing and gas central heating.

The accommodation fully comprises entrance porch, breakfast kitchen, inner hallway, living room, two bedrooms, modern bathroom/w.c., dining/sitting room with a staircase to the first floor to two further bedrooms. Low maintenance garden to the front, lawned garden at the side incorporating a patterned concrete patio and a driveway providing off road parking for two-three vehicles and leading to the detached concrete sectional garage. At the rear there is an enclosed low maintenance patterned concrete garden incorporating timber decked patio area.

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

Simply a fantastic home, which deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE PORCH/UTILITY

72" x 3'11" [2.20m x 1.21m]

Composite entrance door, work surface over, plumbing for washing machine, space for condensing dryer, boiler, UPVC double glazed window to the side, radiator, tiled floor, UPVC stable door into the breakfast kitchen.

BREAKFAST KITCHEN

9'10" x 12'8" [3.02m x 3.87m]

A range of modern fitted two tone wall and base units, work surface over incorporating twin ceramic sink, space for cooker with stainless steel cooker hood over, space for fridge freezer, plumbing and space for slimline dishwasher, display wall cabinets, UPVC double glazed window to the front, part tiled walls, tiled floor, UPVC double glazed window to the side, recessed spotlights, radiator, integrated combi microwave. Door to the inner hallway.



INNER HALLWAY

Doors to the living room, sitting room, bathroom and two bedrooms.

LIVING ROOM

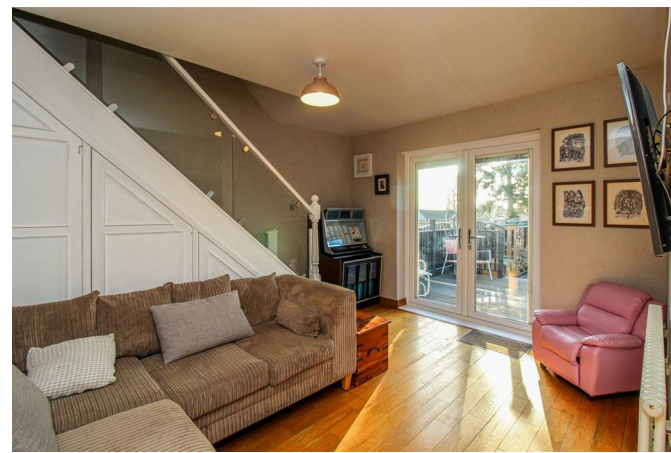
11'3" x 15'10" [3.43m x 4.83m]

Electric fire with attractive full marble fire surround, wood flooring, UPVC double glazed window to the front, radiator.

SITTING ROOM/DINING ROOM

13'4" x 11'3",m [4.08m x 3.45,m]

Wood flooring, stairs to the first floor landing with glass balustrade and having downstairs storage. UPVC double glazed French doors to the rear, radiator.



BATHROOM/W.C.

6'1" x 6'8" [1.87m x 2.04m]

Low flush w.c., panelled bath with electric shower over, wash basin over vanity units, tiled walls, tiled floor, UPVC double glazed frosted window to the side and radiator.



BEDROOM ONE

9'11" x 10'0" [3.04m x 3.07m]

UPVC double glazed window to the rear, double fitted wardrobes with sliding doors and radiator.



BEDROOM FOUR

9'9" x 6'9" [2.99m x 2.06m]

Radiator, UPVC double glazed window to the side, fitted cupboards, coving to the ceiling.

FIRST FLOOR LANDING

Doors to two further bedrooms.

BEDROOM TWO

15'3" max x 11'6" max x 9'3" min [4.67m max x 3.53m max x 2.84m min]

Sloping roof. UPVC double glazed window to the front, fitted wardrobes and drawers to one wall, radiator, door into the eaves for storage,



BEDROOM THREE

10'10" x 12'7" max x 8'1" min [3.32m x 3.86m max x 2.48m min]

UPVC double glazed window to the rear, radiator.

OUTSIDE

At the rear there is an attractive patterned concrete patio incorporating timber decked patio area, driveway to the side providing off road parking for two - three vehicles leading to the concrete sectional detached garage with up and over door. Attractive lawned garden to the side incorporating patterned concrete terrace patio. To the front there are easy maintenance pebbled and barked garden areas.



COUNCIL TAX BAND

The council tax band for this property is C.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.