



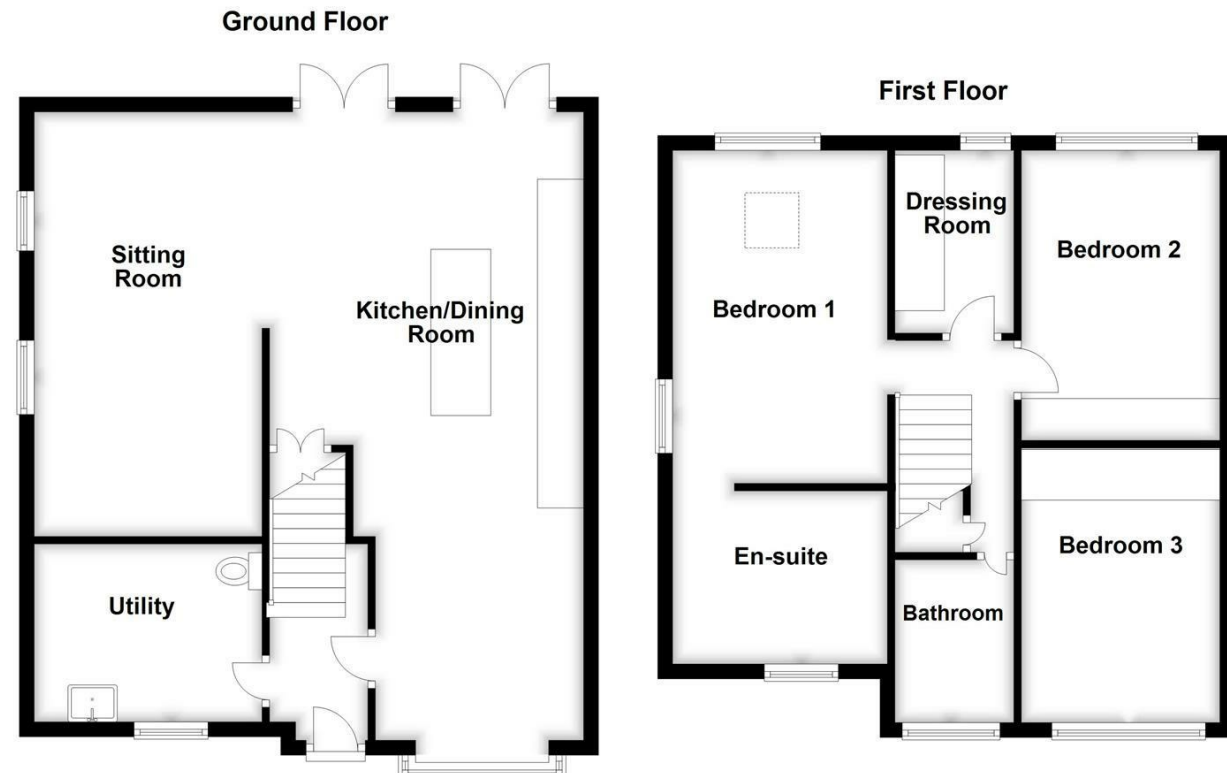
WAKEFIELD
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01924 266 555

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PONTEFRACT & CASTLEFORD
01977 798 844



10 Elgar Walk, Stanley, Wakefield, WF3 4PZ

For Sale Freehold £285,000

This three bedroom semi detached home in Stanley, presented by Richard Kendall, sounds like an ideal family residence with its spacious layout and modern amenities. The double-story extension adds to its appeal, making it suitable for a growing family.

The accommodation comprises entrance vestibule, utility room, downstairs w.c. with Dyson hand dryer and the modern open-plan kitchen living area is equipped with contemporary features, including an island and integrated appliances. The snug/living room boasts a media wall and drop down projector screen. The property offers SONO speaker system throughout downstairs, upstairs landing and bathroom. To the first floor there are three double bedrooms as well as an additional room ideal for a home office or dressing room. The main bedroom boasts Velux windows and en suite/w.c.. The main family bathroom includes L-shaped bath with a shower over and for tech savvy's the mirror incorporates a TV and is touchscreen. Outside there are gardens to both the front and rear, with a driveway leading to a garage. The rear garden has decking, outside electric including TV and really must be seen to be appreciated.

The property's location in Stanley which offers convenient access to various amenities such as shops, pubs, restaurants, and schools, including Outwood Primary Academy Lofthouse Gate and Outwood Grange Academy. Its proximity to Wakefield and Leeds city centers, as well as the M1 and M62 motorways, enhances its accessibility.

Overall, this property offers ample accommodation with convenient access to amenities, making it an attractive option for families looking for a comfortable home in Stanley.

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	

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.

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



ACCOMMODATION

ENTRANCE HALL 4'4" x 5'7" [1.34m x 1.72m]

Composite front entrance door with frosted window, doors to the utility room, kitchen/dining room and stairs to the first floor landing.

UTILITY ROOM 7'10" x 9'4" [2.41m x 2.87m]

Range of modern fitted wall and base units, inset sink with chrome mixer tap, low flush w.c., Dyson hand dryer, UPVC double glazed frosted window to the front and gas central heating radiator.

KITCHEN/DINING ROOM 10'11" x 27'9" [3.35m x 8.47m]

Offering a modern range of fitted wall and base units this sleek kitchen offers integrated appliances. Tiled splash back and an island.



SITTING ROOM

15'1" x 9'5" [4.61m x 2.89m]

Built in and panelled media wall, UPVC double glazed windows, gas central heating radiator.

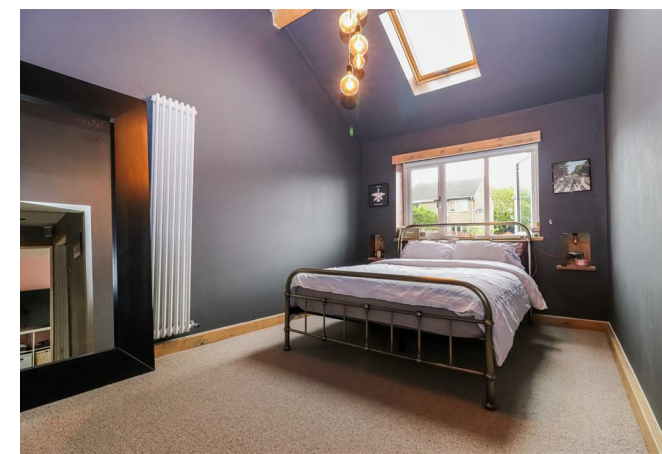


FIRST FLOOR LANDING

Doors to the two bedrooms, the house bathroom and an opening leading to the main bedroom.

BEDROOM ONE

Pitch roof with velux window, UPVC double glazed window to the rear and side. Two modern central heating radiators and an opening into the en suite.



EN SUITE/W.C.

9'4" x 7'7" [2.86m x 2.32m]

Modern three piece suite comprising walk in shower, low flush w.c. and sink. Wood panelled wall to one side, UPVC double glazed frosted window to the front.



BEDROOM FOUR/DRESSING ROOM

5'8" x 8'0" [1.75m x 2.45m]

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



BEDROOM TWO

8'1" x 10'11" [2.48m x 3.34m]

Built in wardrobes to one wall, central heating radiator and UPVC double glazed windows to the rear.

BEDROOM THREE

8'0" x 10'0" [2.45m x 3.07m]

UPVC double glazed windows to the front, central heating radiator and built in wardrobes to one wall.

HOUSE BATHROOM/W.C.



OUTSIDE

Outside there are gardens to both the front and rear, with a driveway leading to a garage. The rear garden has decking, outside electric including TV and really must be seen to be appreciated.



COUNCIL TAX BAND

The council tax band for this property is B

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.