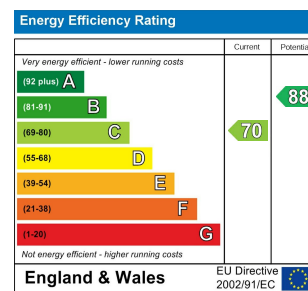
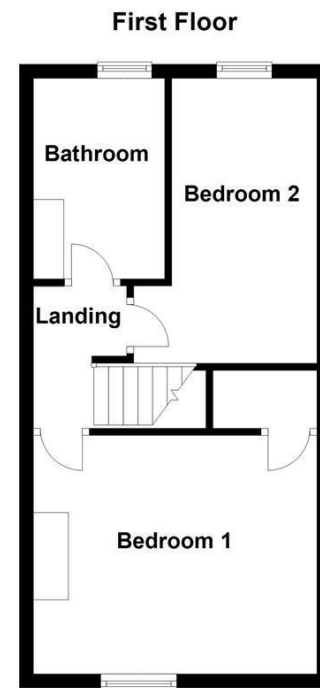
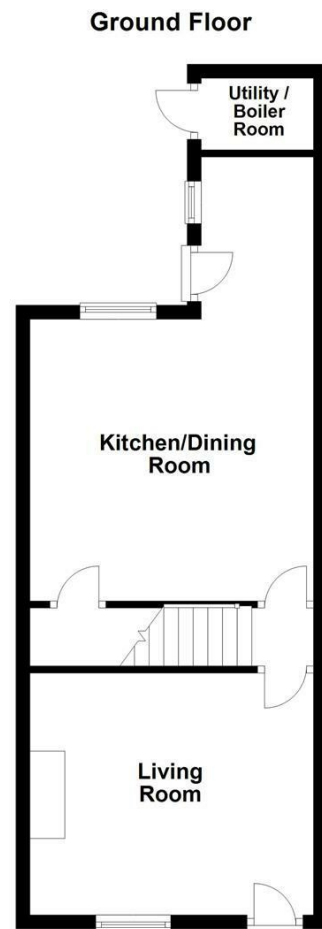




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**IMPORTANT NOTE TO PURCHASERS**

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.



**20 Mount Road, Stanley, Wakefield, WF3 4JH**

**For Sale Freehold £170,000**

Situated in the Stanley area of Wakefield and offered to the market with no chain is this well presented two bedroom mid terrace property benefiting from two good size bedrooms along with ample reception space, replacement front windows and front door in October 2023, modern fitted kitchen and bathroom.

The accommodation briefly comprises of the living room, hallway, kitchen dining room with understairs storage, first floor landing, two bedrooms and the house bathroom/w.c. Bedroom one benefits from a walk in wardrobe style storage cupboard with loft access. To the front of the property the garden is pebbled with planted features and mature hedging, walls and timber gate. To the rear, beyond the timber stable door there is a concrete patio area perfect for outdoor dining and entertaining, fully enclosed by timber fencing with timber gate leading to the rear. Access to the utility/boiler room with timber door. Beyond the garden there is right of access for neighbouring properties and a pebbled driveway providing off road parking and a timber garden shed with power and lighting, further fencing.

This property would make an ideal purchase for a range of buyers looking in the Stanley area. Ideally located for shops and schools, which can be found within walking distance of the property itself as well as transport links such as bus routes and the fantastic M1 and M62 motorway network is also only a short distance away from the property for those commuting further afield.



## ACCOMMODATION

### LIVING ROOM

11'3" x 13'3" max x 12'1" [3.45m x 4.06m max x 3.69m]

Composite front entrance door with frosted panes. Coving to the ceiling, ceiling rose, dado rail, central heating radiator, UPVC double glazed window to the front, door leading to the hallway, fireplace with tiled hearth, exposed brick surround and wooden mantle. Built in t.v. cabinet and polished wooden flooring.

### HALLWAY

Coving to the ceiling, stairs to the first floor landing, central heating radiator and door to the kitchen dining room.

### KITCHEN DINING ROOM

20'9" x 13'4" max x 5'2" min [6.34m x 4.07m max x 1.58m min]

Two UPVC double glazed windows to the rear, coving to the ceiling, partial spotlighting to the ceiling, central heating radiator, door to understairs storage cupboard with shelving, power, and lights. Decorative fireplace with tiled hearth, exposed brick surround and wooden mantle. A range of modern white gloss wall and base units with oak work surface over, space and plumbing for a gas cooker, part tiled splashback, stainless steel extractor hood above, space for a fridge freezer, stainless steel sink and drainer with mixer tap and partial tiled splashback. Timber stable door to the rear garden.



### FIRST FLOOR LANDING

Spotlights to the ceiling, coving to the ceiling and doors to bedrooms and the house bathroom/w.c.

### BEDROOM ONE

11'4" x 13'3" max x 12'0" min [3.46m x 4.05m max x 3.67m min]

Coving to the ceiling, dado rail, UPVC double glazed

window to the front, central heating radiator, cast iron decorative fireplace with stone hearth. Polished wooden flooring. Access to a walk in wardrobe style storage cupboard [measuring 0.8m x 1.49m] with shelves, hanging rail and loft access.



### BEDROOM TWO

13'2" x 8'11" max x 6'10" min [4.03m x 2.74m max x 2.09m min]

Timber framed double glazed window to the rear, central heating radiator, coving to the ceiling.

### HOUSE BATHROOM/W.C.

6'2" x 9'5" max x 5'3" min [1.89m x 2.89m max x 1.61m min]

Timber framed double glazed window to the rear, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin and panelled bath with electric shower head attachment and shower screen. Spotlights to the ceiling, coving to the ceiling, extractor fan, partial tiling and built in shelving.



### OUTSIDE

To the front of the property there is a mainly pebbled garden with some planted features and mature hedging to one side, walls to the other side and to the front a timber gate providing access to a paved pathway to the entrance door. Outside lighting. The rear garden has a concrete courtyard and patio style area with outside tap, enclosed by timber fencing and timber gate providing access.

Access to utility/boiler room [measuring 1.03m x 1.68m] with timber door, plumbing for a washing machine and houses the Gloworm boiler. Beyond the initial rear garden there is a pebbled driveway providing off road parking, timber fencing to one side and to the rear. Timber built garden shed [measuring 1.77m x 2.35m] with power and light. Outside lighting. There is rear right of way access for foot and vehicle for neighbouring properties.



### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices. The current EPC rating is C70.

### 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.