



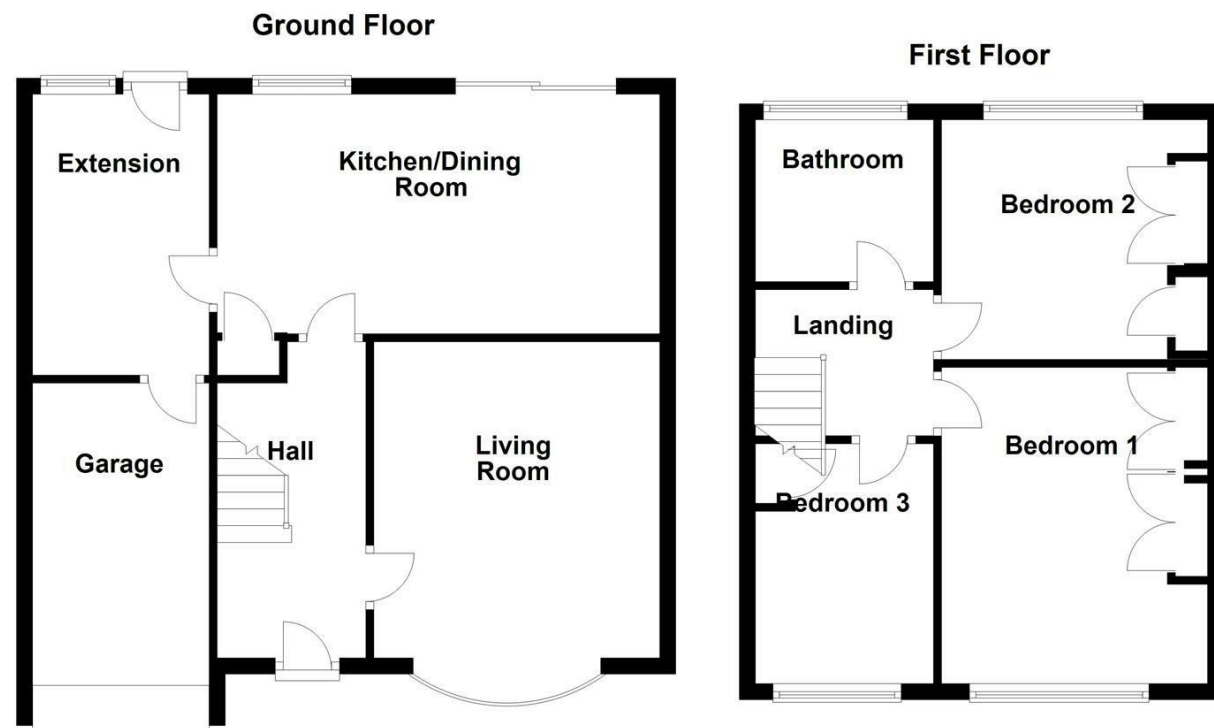
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6 Newlands Drive, Stanley, Wakefield, WF3 4DS

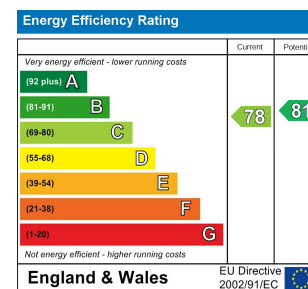
For Sale Freehold £260,000

Situated in Stanley is well presented extended three bedroom semi detached property benefitting from ample driveway parking, rear garden and side extension.

The property briefly comprises of the entrance hall, living room, kitchen/dining room with side extension room leading to the integral garage. To the first floor landing there are three bedrooms and family bathroom/w.c. Externally there is driveway parking with space for three vehicles to the front and low maintenance garden to the rear with flagged patio seating and space for a summerhouse.

Situated in Stanley, the property is ideally located for all local shops and amenities including local schools. Whilst being only a short drive away from the motorway network and Wakefield city centre.

Done to a high standard and ready to move into, a viewing is highly recommended.



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



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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, understairs storage and access to the living room and kitchen/dining room.

LIVING ROOM

12'10" x 11'8" [3.93m x 3.56m]

UPVC double glazed bow window to the front elevation, central heating radiator and space for a fireplace.



KITCHEN/DINING ROOM

18'1" x 9'9" [5.51m x 2.97m]

Modern fitted kitchen with an array of wall and base units with corian work tops, integrated five ring gas hob, integrated oven and cooker hood. Integrated slimline dishwasher, inset sink and drainer unit, space for an American style fridge/freezer, tiled floor and central heating radiator. Built in storage cupboard, door leading to the side extension and UPVC sliding door and window to the rear elevation.



SIDE EXTENSION

11'4" x 7'1" [3.47m x 2.18m]

UPVC double glazed window and door to the rear elevation, central heating radiator and door through to the integral garage.



INTEGRAL GARAGE

7'4" x 13'2" [2.25m x 4.02m]

Up and over door to the front.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and access to two bedrooms and bathroom.

BEDROOM ONE

12'11" x 10'9" [3.96m x 3.30m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side.



BEDROOM TWO

7'3" x 9'10" [2.23m x 3.00m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobe.



BEDROOM THREE

9'10" x 7'1" [3.01m x 2.17m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage over the bulkhead.



BATHROOM/W.C.

7'6" x 6'7" [2.30m x 2.03m]

UPVC double glazed window to the rear elevation. Modern three piece suite comprising bath with shower over and handheld shower, vanity wash basin with mixer tap and low flush w.c. White style ladder radiator, built in storage to one side, spotlights to the ceiling and fully tiled walls.



OUTSIDE

To the front of the property there is driveway parking with ample space for three vehicles and access to the garage. To the rear there is a flagged patio seating area with low maintenance lawn, bush and shrubbery border and summerhouse.



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.