

Total area: approx. 77.2 sq. metres (830.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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	

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.



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | 01977 798 844



9 Bottom Boat Road, Stanley, Wakefield, WF3 4AR

For Sale Freehold £150,000

A fantastic opportunity to purchase this two bedroom mid terrace property with no chain involved and situated in the heart of Stanley. The property would suit a first time buyer, someone looking to downsize in the area or an investor. Enjoying superb motorway links and a bus stop located just outside the property. Nearby to amenities and good schools.

The accommodation briefly comprises living room, modern kitchen, first floor landing, two bedrooms and the bathroom/w.c. Small garden to the front with off street parking at the rear.

This one is not to be missed and an early viewing is essential.



ACCOMMODATION

LOUNGE

13'10" x 12'6" [4.22m x 3.82m]

UPVC composite door leading through to the lounge, feature electric fireplace, coving to the ceiling, laminate flooring, dado rail, gas central heating radiator, UPVC double glazed window to the front. Door into the hallway.

HALLWAY

Stairs to the first floor landing and door into the kitchen.

KITCHEN

13'8" x 14'0" [4.19m x 4.27m]

A small range of modern fitted wall and base units with laminate work surface over, tiled splashback, inset chrome sink with chrome mixer tap, space for a freestanding oven and plumbing for a washing machine, door and stairs leading down to the cellar. UPVC double glazed window to the rear, gas central heating radiator, UPVC composite door leading to the external rear garden.



FIRST FLOOR LANDING

A split landing with doors to the bedrooms and house bathroom/w.c.

BEDROOM ONE

13'9" x 12'5" [4.21m x 3.81m]

Built in wardrobes, door leading to overstairs storage cupboard, UPVC double glazed window to the front aspect, gas central heating radiator.



BEDROOM TWO

14'1" x 7'5" [4.3m x 2.27m]

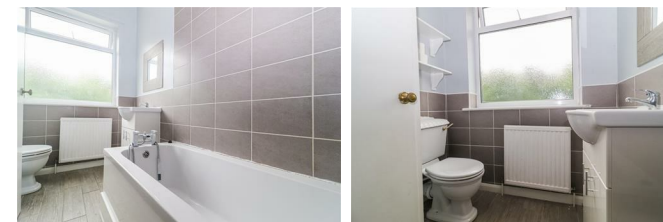
UPVC double glazed window to the rear aspect, gas central heating radiator.



HOUSE BATHROOM/W.C.

4'7" x 9'6" [1.42m x 2.91m]

Modern fitted white three piece suite comprising panelled bath with electric shower over, low flush w.c., pedestal sink basin with vanity unit, tiled splashback, tiled flooring, door to water cylinder and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front of the property there is a small patio garden, walled with gated entrance. There is access to the rear with possible parking space.



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.

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.