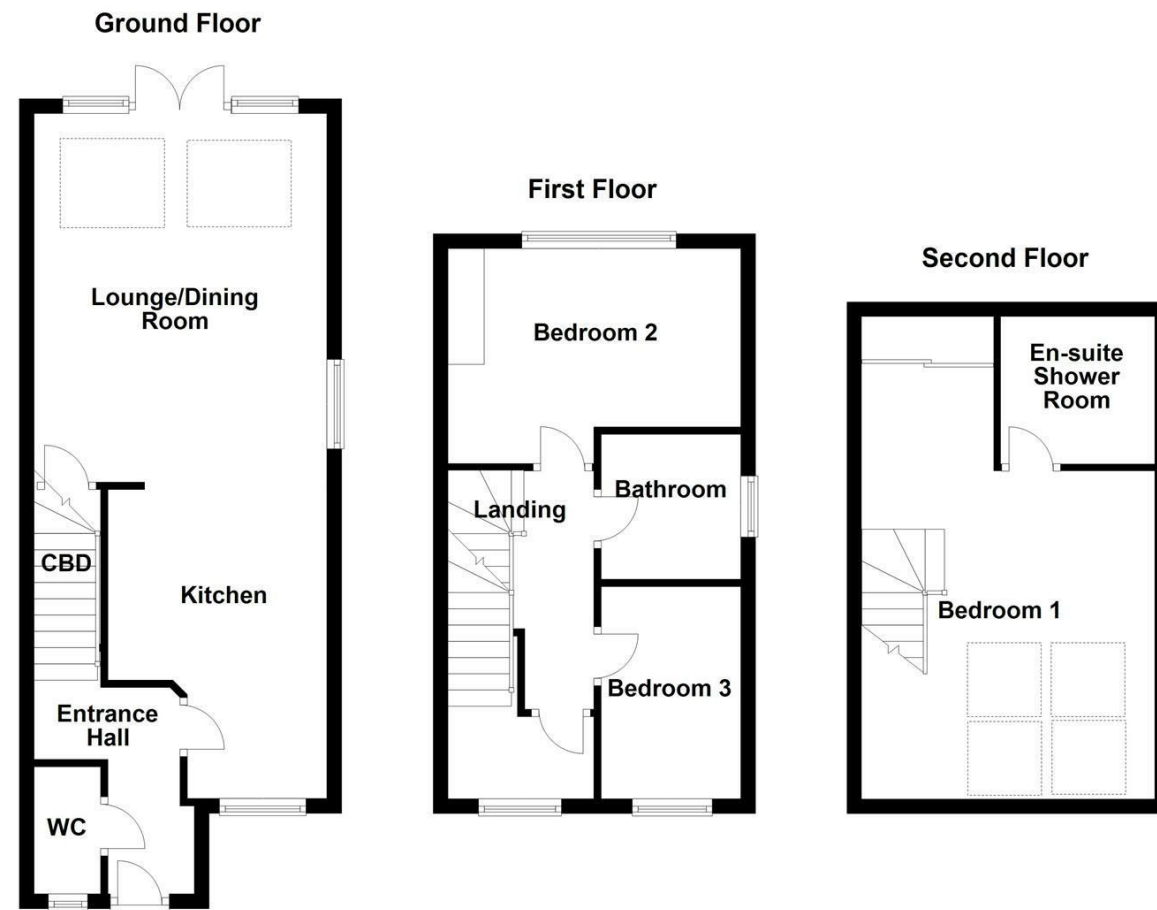




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



34 Serenity Close, Stanley, Wakefield, WF3 4FS

For Sale Freehold £295,000

Located on this modern development is this well appointed three bedroom semi detached house overlooking pleasant woodland views and benefitting from spacious living accommodation spread over three levels, modern fitted kitchen open to the spacious lounge/dining room, ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., open plan living with modern fitted kitchen and lounge/dining room. The first floor landing leads to two bedrooms and the house bathroom/w.c. A further set of stairs leads to bedroom one located on the second floor with en suite shower room/w.c. Outside to the front, the property is has a tarmac driveway providing for several vehicles with an electric car charging port and a paved pathway leading to the front door. A timber gate accesses the rear garden. Within the rear garden is a paved patio area, perfect for entertaining and dining purposes and an attractive lawn with timber shed.

The property is ideally located for anyone working in Pinderfields, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

Simply a fantastic home ideal for the professional couple or growing family and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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	

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

Composite front entrance door, central heating radiator, doors to the downstairs w.c. and kitchen. Staircase to the first floor landing.

W.C.

211" x 56" (0.89m x 1.69m)

Pedestal wash basin with chrome mixer tap and tiled splash back, low flush w.c., central heating radiator and UPVC double glazed frosted window overlooking the front aspect with built in blind.

KITCHEN

62" (min) x 97" (max) x 138" (1.90m (min) x 2.94m (max) x 4.18m)

Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer, integrated AEG twin oven and grill with five ring gas hob, glass splash back and cooker hood over. Central heating radiator, UPVC double glazed window overlooking the front aspect, integrated AEG dishwasher, integrated washer/dryer and integrated fridge/freezer. Inset spotlights to the ceiling and archway into the lounge/dining room.

LOUNGE/DINING ROOM

165" x 130" (5.01m x 3.97m)

UPVC double glazed window overlooking the side aspect, set of UPVC double glazed French doors to the rear garden with UPVC double glazed panelled doors to the side. Two velux windows with built in blinds to the pitch sloping ceiling, central heating radiator and door to the spacious downstairs storage cupboard (2.10m x 0.96m) with power.



FIRST FLOOR LANDING

Doors to two bedrooms and the modern house bathroom. Central heating radiator and further door with UPVC double glazed window overlooking the front elevation, central heating radiator and staircase leading to bedroom one located on the second floor landing.

BEDROOM TWO

96" (max) x 80" (min) x 1211" (2.92m (max) x 2.46m (min) x 3.95m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with mirror glass sliding door.



BATHROOM/W.C.

62" x 64" (1.90m x 1.94m)

Three piece suite comprising panelled bath with glass shower screen and mixer shower, low flush w.c., bidet and wall hung wash basin with chrome mixer tap and vanity mirror over. Large chrome ladder style radiator, UPVC double glazed frosted window overlooking the front elevation, glass shelving with downlights and inset spotlights to the ceiling.



BEDROOM THREE

63" x 95" (1.91m x 2.88m)

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM ONE

147" (min) x 192" (max) x 1211" (4.47m (min) x 5.85m (max) x 3.96m)

Four UPVC double glazed velux windows with built in blinds overlooking the front elevation, two central heating radiator, fitted double wardrobe with mirror glass sliding doors and large eaves storage to the rear. Loft access and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

67" x 69" (2.01m x 2.06m)

Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and wall hung wash basin with chrome mixer tap and vanity mirror over. Chrome ladder style radiator, inset spotlights to the ceiling, UPVC double glazed velux window with built in blind to the pitch sloping ceiling and partially tiled walls.



OUTSIDE

To the front of the property has a tarmac driveway providing for several vehicles with an electric car charging port and a paved pathway leading to the front door. A timber gate accesses the rear garden. Within the rear garden is a paved patio area, perfect for entertaining and dining purposes and an attractive lawn with timber shed.



COUNCIL TAX BAND

The council tax band for this property is C.

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.