



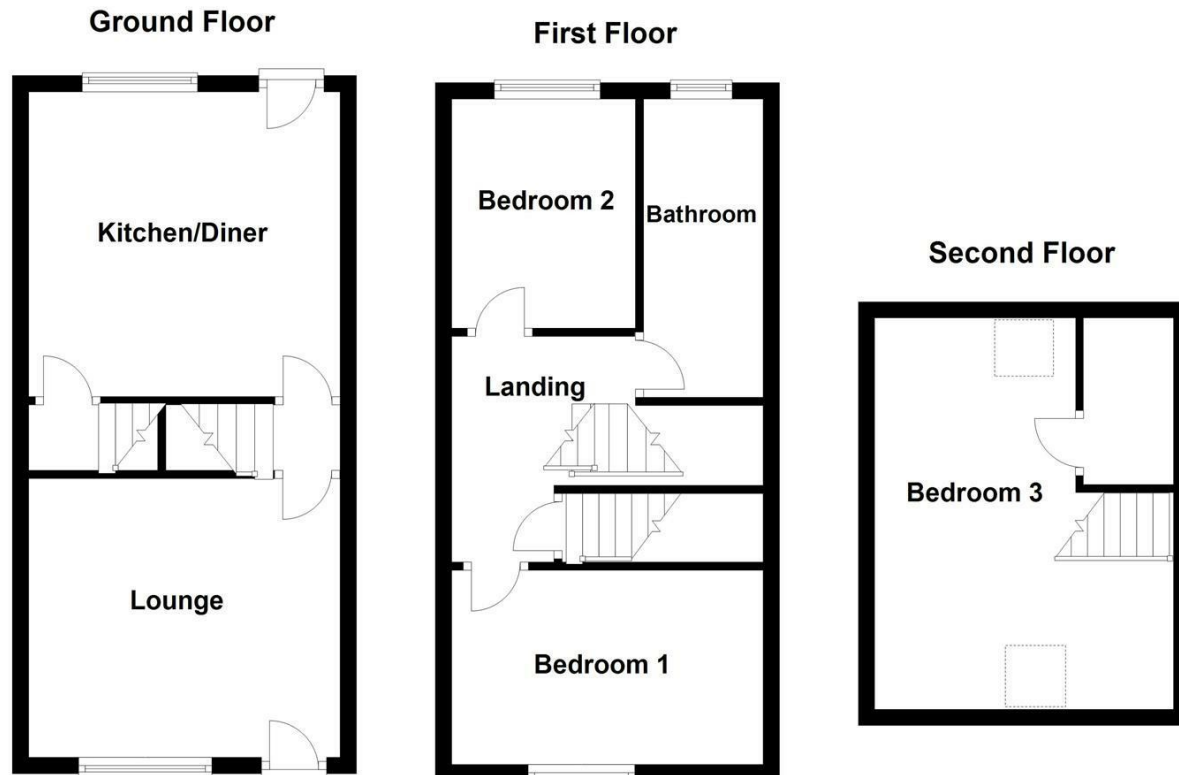
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### 39 Lime Pit Lane, Stanley, WF3 4DJ

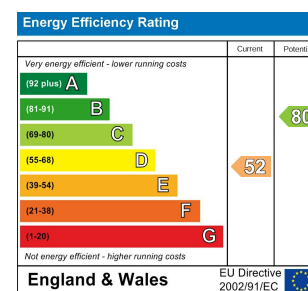
For Sale Freehold £174,950

Deceptive from the main roadside and having accommodation spread over three levels is this well appointed and attractive three bedroom mid terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of living room, inner hallway with stairs to the first floor and modern fitted kitchen/diner with door down to the cellar room. The first floor landing leads to two bedrooms and the house bathroom/w.c. In addition there is a door with staircase leading up to bedroom three. Outside, low maintenance buffer garden area. To the immediate rear is a right of access between the neighbours and adjacent to the property is a good sized attractive lawned garden with plants, trees and shrubs bordering incorporating two stone flagged patio areas.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



#### 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.

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#### PROPERTY ALERTS

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## ACCOMMODATION

### LIVING ROOM

12'11" x 11'3" [3.95m x 3.44m]

UPVC entrance door. Radiator, UPVC double glazed window to the front, coving to the ceiling, picture rail and gas fire [please note it is not currently connected] with marble back, hearth and modern surround. Door to inner hallway.



### INNER HALLWAY

Stairs to the first floor landing and door to the modern kitchen/diner.

### KITCHEN/DINER

12'7" x 12'9" [3.84m x 3.89m]

Range of solid wood soft close wall and base units with matching work surface over incorporating Lamona sink and drainer with mixer tap, plumbing for a washing machine, integrated dishwasher, integrated double oven and grill and space for fridge/freezer. Tiled effect floor, coving to the ceiling, portrait style radiator, composite stable door and UPVC double glazed window to the rear. Door leading down to the cellar which could be used for a variety of purposes.

### FIRST FLOOR LANDING

Coving to the ceiling, doors to two bedrooms and the bathroom. Further door with stairs leading to bedroom two.

### BEDROOM ONE

10'10" [min] x 12'11" [max] x 8'2" [3.32m [min] x 3.96m [max] x 2.50m]

Fitted wardrobes, coving to the ceiling, UPVC double glazed window to the front and radiator.



### BEDROOM TWO

9'5" x 6'11" [min] x 8'1" [max] [2.89m x 2.12m [min] x 2.48m [max]]

Fitted wardrobes, UPVC double glazed window to the rear, radiator and coving to the ceiling.



### BATHROOM/W.C.

4'4" x 12'3" [1.34m x 3.75m]

Four piece suite comprising low flush w.c., pedestal wash basin, panelled bath and corner shower cubicle with mixer shower. Part tiled walls, radiator, tiled effect floor, UPVC double glazed frosted window to the rear and coving to the ceiling.



### BEDROOM THREE

12'11" [max] x 13'3" [min] [3.94m [max] x 4.04m [min] ]

Large sloping roofs, radiator, storage into the eaves, two double glazed velux windows and door to the storage cupboard.



### OUTSIDE

Immediately outside the property there is a right of access between the neighbours, adjacent to the house is an attractive lawned garden with plants, trees and shrubs bordering incorporating two stone flagged patio areas and timber framed shed. To the front there is also a low maintenance stone flagged buffer garden.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.