



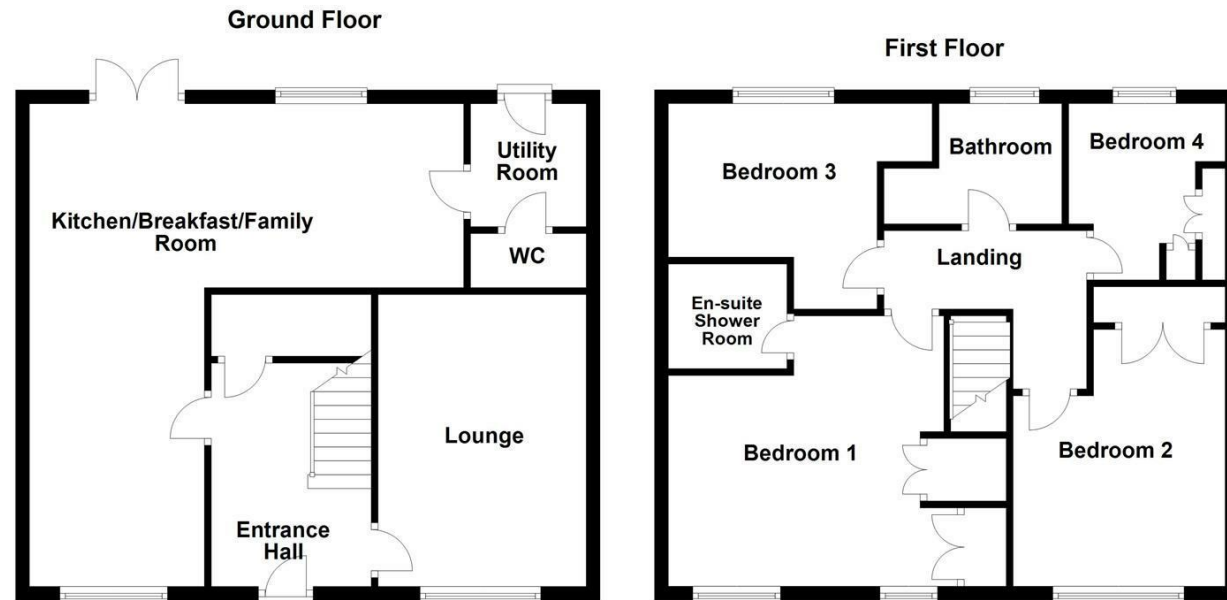
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



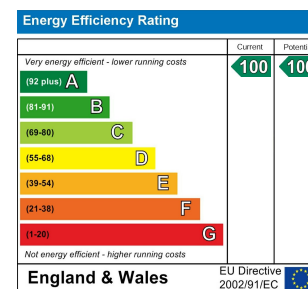
1 Winter Close, Stanley, Wakefield, WF3 4GA

For Sale Freehold £395,000

Superbly appointed throughout is this stunning four bedroom detached family home offered with no chain and benefits from gas central heating, UPVC double glazing and solar panels.

The accommodation fully comprises entrance hall, cloaks, lounge, fantastic open plan kitchen breakfast/family room with utility room and downstairs w.c. off. To the first floor there are four bedrooms, the principal bedroom with en suite shower room in addition to the house bathroom/w.c. Outside there is a lawned garden to the front with pathway, side driveway providing off road parking and leading to the garage, whilst to the rear there is an attractive south facing AstroTurf garden incorporating Porcelain tiled terrace patio.

Enjoying a pleasant cul-de-sac position the property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network. Simply a fantastic home ideal for the growing family and deserves an early viewing to fully appreciate and avoid any disappointment.



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



Zoopa.co.uk rightmove

aria | properlymark PROTECTED

naeo | properlymark PROTECTED

The Property Ombudsman

APPROVED CODE

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, doors to the lounge and kitchen. Staircase with glass panels to the first floor landing, recessed LED spotlights, radiator, tiled floor and door to cloaks storage.

LOUNGE

99" x 137" [2.98m x 4.15m]

UPVC double glazed window to the front, radiator.



OPEN PLAN BREAKFAST KITCHEN/DINING/FAMILY ROOM

10'0" x 22'10" plus 8'8" x 10'6" [3.07m x 6.97m plus 2.65m x 3.22m]

A range of contemporary grey gloss soft close wall and base units with Quartz work surface over incorporating 1 1/2 ceramic sink and Quartz drainer, integrated dishwasher, integrated fridge freezer, integrated AEG oven and grill with five ring gas hob and integrated combi microwave having stainless steel filter hood. Quartz upstands. Feature island breakfast bar with Quartz work surface over the base

units and drawers. Tiled floor, UPVC double glazed windows to the rear and front, UPVC double glazed French doors to the rear, two radiators, door to the utility room.



UTILITY ROOM

5'10", x 6'3" [1.8m, x 1.91m]

Wall and base units with work surface over, plumbing for washing machine, space for dryer, tiled floor, composite door to the rear, radiator, recessed ceiling spotlights, door to the downstairs w.c.

DOWNSTAIRS W.C.

Low flush w.c., radiator, tiled floor, pedestal wash basin with splashback and recessed LED spotlights.

FIRST FLOOR LANDING

Recessed LED spotlights, radiator, doors to four bedrooms and bathroom/w.c. Loft hatch.

BEDROOM ONE

12'4" x 14'8" max to wardrobes x 6'6" min [3.78m x 4.48m max to wardrobes x 1.99m min]

Two sets of built in double wardrobes, two UPVC double glazed windows, door to the en suite shower room/w.c.



EN SUITE SHOWER

3'5" x 5'1" [1.06m x 1.55m]

Low flush w.c., wash basin, double shower cubicle with mixer shower, tiled walls and floor, heated chrome towel radiator and recessed LED spotlights.



BEDROOM TWO

10'10" max to wardrobes x 9'3" min x 9'10" [3.31m max to wardrobes x 2.83m min x 3m]

Contemporary fitted wardrobes to one wall, UPVC double glazed window to the front, radiator.

BEDROOM THREE

12'3" max x 9'6" min x 10'2" max x 8'2" min [3.74m max x 2.92m min x 3.11m max x 2.49m min]

UPVC double glazed window to the rear, radiator.

BEDROOM FOUR

9'10" x 7'2" max [3m x 2.2m max]

Contemporary fitted wardrobes to one wall, UPVC double glazed window to the rear, radiator.

BATHROOM/W.C.

5'6" x 6'7" [1.69m x 2.03m]

Fully tiled shower cubicle with mixer shower, part tiled walls, low flush w.c., wash basin and panelled bath. UPVC double glazed frosted window to the rear, tiled floor, heated chrome towel radiator and recess ceiling spotlights.



OUTSIDE

To the front there is a lawned garden with flagged pathway to the front entrance door. Tarmac driveway to the side providing off road parking leading to the brick built detached garage with up and over door, light and power. To the rear there is an attractive south facing landscaped AstroTurf garden featuring a Porcelain tiled terrace patio.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is E

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.