



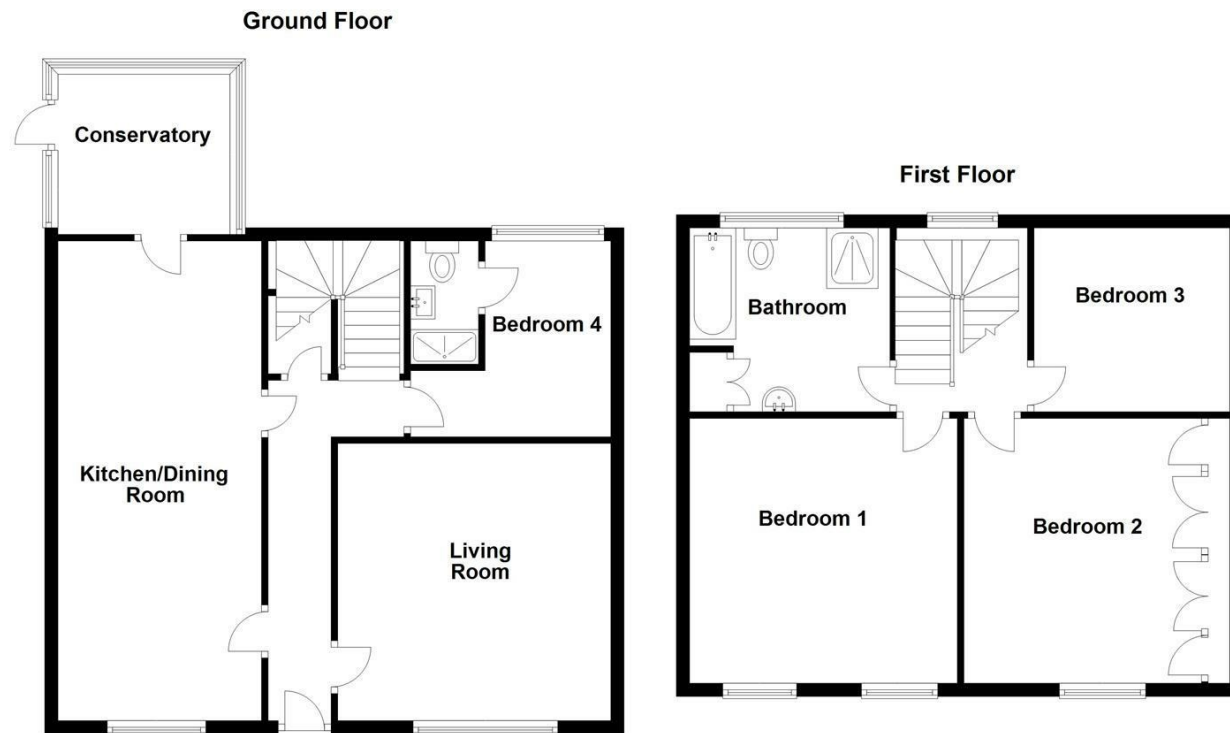
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46 Ferry Lane, Stanley, Wakefield, WF3 4JU

For Sale Freehold £435,000

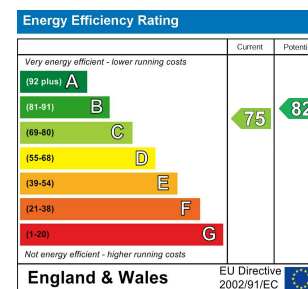
Standing behind secure electric gates and set within its own private grounds extending to over 1,300 square ft, this exceptional four bedroom detached character home is a true gem in the highly coveted Stanley area. Boasting light filled, spacious interiors, this residence offers an exquisite blend of comfort and charm.

Upon entering, you're welcomed by a spacious entrance hall that leads to a beautifully designed kitchen and dining area, complemented by a bright conservatory, perfect for year-round enjoyment. The expansive living room offers an inviting space for relaxation and entertaining. The ground floor also includes a fourth bedroom with an en suite. Upstairs, there are three well proportioned bedrooms, with a modern house bathroom featuring a built-in speaker system, part of a whole house speaker system present in almost every room. Additionally, all radiators have individual thermostat controls, ensuring personalised comfort throughout the home. The property also benefits from fibre broadband to the property.

Externally the property benefits from a grand entrance, large laid to lawn front garden inclusive of a gravel driveway providing parking of up to six cars, surrounded by a walled garden and electric gates. To the rear is a walled and enclosed patio with raised planters to two sides.

The property is within walking distance of local amenities as well as the catchment for fantastic schools, has brilliant motorway links including the M62 within a 5 minute drive and local bus routes on the doorstep. For those who enjoy idyllic walks there are picturesque walks next to the canal [approximately 0.5 miles away] and Stanley Nature Reserve is within close proximity. Normanton Golf Course is also a short distance away.

The property would suit a growing family and early viewing is essential as these types of properties don't come up often.



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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

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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

16'10" x 3'1" [5.14m x 0.95m]

UPVC composite door into a light and airy entrance hall providing five doors, two leading to the kitchen/dining room, one to the living room, one to the fourth bedroom and one to downstairs storage housing the washing machine. Stairs leading to first floor landing.

LIVING ROOM

13'8" x 13'6" [4.19m x 4.13m]

Bright and airy room with UPVC double glazed window to the front aspect and gas central heating radiator,



KITCHEN/DINING ROOM

10'1" x 23'6" [3.08m x 7.17m]

Fantastic kitchen diner equipped with fitted top and bottom units with granite worksurface over, space and plumbing for a dishwasher, fridge and freezer. Integral microwave, oven and grill inclusive of four ring induction hob and hood over.

BEDROOM FOUR

9'11" x 9'8" [3.03m x 2.96m]

with UPVC double glazed window to the rear aspect and gas central heating radiator, door to ensuite.

BEDROOM ONE

13'1" x 13'3" [4.00m x 4.05m]

with UPVC double glazed window to the front aspect and gas central heating radiator.



BEDROOM TWO

11'11" x 13'1" [3.64m x 4.00m]

with UPVC double glazed window to the front aspect and gas central heating radiator, built in wardrobes



BEDROOM THREE

9'10" x 9'8" [3.02m x 2.96m]

with UPVC double glazed window to the rear aspect and gas central heating radiator, built in wardrobes.

CONSERVATORY

8'6" x 7'11" [2.6m x 2.42m]

UPVC double glazed to all aspects, door leading to rear garden.



BATHROOM/W.C.

9'11" x 9'1" [3.03m x 2.78m]

Of large proportion and offering modern fitted four piece suit, including low flush wc, pedestal sink basin, walk in shower and freestanding roll top bath. Fully tiled walls built in speaker system. UPVC double glazed window to the front aspect and chrome ladder style gas central heating radiator,



EN SUITE SHOWER ROOM/W.C.

6'4" x 3'8" [1.94 x 1.13]

Modern fitted three piece suite, shower unit, low flush wc, pedestal sink basin. Fully tiled walls and floors.

OUTSIDE

Externally to the front of the property enclosed by walled gardens and an electric gate is a substantial front garden which is laid to lawn and inclusive of a gravel drive leading up to the property offering parking for up to six cars leading to a detached double garage with electric roller door, water and power. To the rear of the property is a walled and enclosed patio with raised planters to two sides.



COUNCIL TAX BAND

The council tax band for this property is D.

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.

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.