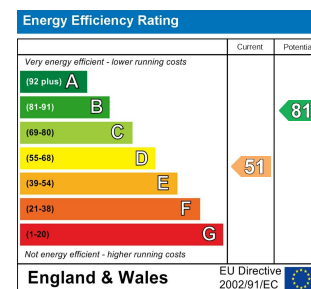




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



28 Beaumont Street, Stanley, Wakefield, WF3 4HG
For Sale Freehold £260,000

With superb views to the rear of open countryside is this three bedroom detached bungalow in need of updating however offering huge potential.

Having aluminium framed double glazing, gas central heating, security alarm and CCTV, the accommodation comprises entrance hall, three bedrooms, separate w.c., bathroom, lounge/dining room, kitchen and spacious conservatory. Outside, low maintenance flagged gardens to the front and rear with driveway to the side providing off street parking. In addition there is an attached brick built garage with up and over door.

Situated in a popular part of Stanley 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.

Offered for sale with no chain and vacant possession, an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Aluminium framed entrance door, coving to the ceiling, hard wood floor, radiator, loft access, doors to three bedrooms, w.c., bathroom and lounge/dining room.

BEDROOM ONE

12'0" x 9'8" [3.68m x 2.97m]

Aluminium framed window to the front, hard wood floor, radiator, coving to the ceiling and fitted wardrobes with sliding doors to one wall.



BEDROOM TWO

11'7" x 9'10" [3.55m x 3.0m]

Fitted double wardrobes with sliding doors to one wall, aluminium framed double glazed window to the front, radiator, coving to the ceiling and parquet floor.



W.C.

Low flush w.c., radiator, aluminium framed double glazed frosted window to the side, fully tiled walls and floor.

BATHROOM

4'5" x 7'11" [1.35m x 2.43m]

Wash basin, panelled bath with electric shower over, radiator, aluminium framed double glazed frosted window to the side, fully tiled walls and floor.

BEDROOM THREE

7'7" x 8'0" [2.32m x 2.44m]

Radiator, coving to the ceiling and aluminium framed double glazed window to the side.

LOUNGE/DINING ROOM

12'6" [max] x 6'0" [min] x 20'0" [3.82m [max] x 1.84m [min] x 6.11m]

Parquet floor, three radiators, coving to the ceiling, electric fire with marble surround and aluminium framed double glazed sliding patio doors to the conservatory with further sliding doors to the kitchen.



CONSERVATORY

11'7" x 14'2" [3.54m x 4.34m]

Parquet floor, aluminium single framed with double glazed sliding patio doors to the rear garden with stunning views of fields and adjoining countryside.

KITCHEN

9'8" x 8'3" [2.97m x 2.52m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for fridge/freezer, space for a cooker, space and plumbing for a washing machine and space for a dishwasher. Drawers over the base units, fully tiled walls and floor, aluminium framed door and window to the side.

OUTSIDE

Low maintenance flagged garden to the front and rear with plants and shrubs bordering. A driveway to the side and brick built attached garage with up and over door.



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.