

WAKEFIELD
 01924 291 294

OSSETT
 01924 266 555

HORBURY
 01924 260 022

NORMANTON
 01924 899 870

PONTEFRACT & CASTLEFORD
 01977 798 844



21 Ash Grove, Stanley, Wakefield, WF3 4JY

For Sale Freehold £485,000

Nestled into a sought after cul-de-sac location in Stanley is this generously proportioned four bedroom detached home, superbly presented throughout.

The property briefly comprises of entrance hall, office, downstairs w.c., living room, kitchen/diner with separate utility and integral double garage. The first floor landing leads to four bedrooms (the principal bedroom with en suite facilities) and four piece house bathroom/w.c. Outside to the front is a lawned garden and double block paved driveway providing off road parking leading to the integral garage. Whilst to the rear is an enclosed garden with Indian stone paved patio area, perfect for outdoor dining with pathway to the corner patio area with timber pergola and pathway to the timber lean-to.

This property would make the perfect family home, ideally located within the popular village of Stanley, with shops and well regarded schools within walking distance and Wakefield city centre being just a short drive away.

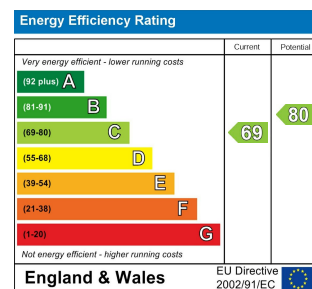
An internal inspection is essential to appreciate all on offer with this excellent home.

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.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door with frosted panel, LVT floor, coving to the ceiling, central heating radiator, staircase to the first floor landing and doors to the office, living room, kitchen/diner and downstairs w.c.

OFFICE

9'4" x 5'1" [min] x 7'3" [max] [2.87m x 1.55m [min] x 2.23m [max]]

UPVC double glazed bay window overlooking the front aspect, coving to the ceiling and LVT floor.

W.C.

5'8" x 3'9" [1.74m x 1.15m]

Concealed cistern low flush w.c., vanity wash basin with mixer tap and tiled splash back. Chrome ladder style radiator, LVT floor and UPVC double glazed window to the side aspect.

LIVING ROOM

14'11" x 14'6" [4.57m x 4.43m]

Coving to the ceiling, contemporary radiator, LVT floor, set of UPVC double glazed French doors to the rear garden with panel windows either side and two doors to the kitchen/diner. Modern gas fire on a granite hearth with granite surround and solid wooden limestone surround.



KITCHEN/DINER

14'9" [max] x 11'3" [min] x 22'1" [4.51m [max] x 3.45m [min] x 6.74m]

Range of wall and base high gloss units with laminate work surface over, breakfast bar, integrated oven and grill with microwave oven above, separate five ring induction hob and extractor hood over. Plinth lighting, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, display cabinets with glass shelving and downlighting. Integrated dishwasher, integrated fridge/freezer, UPVC double glazed windows to the rear and side, inset spotlights, central heating radiator and doors to the pantry cupboards, entrance hall and utility.

UTILITY

4'9" x 8'5" [1.46m x 2.58m]

Range of high gloss units with laminate work surface over and tiled splash back, stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, space for a dryer, central heating radiator, laminate tiled floor and UPVC double glazed side entrance door. Inset spotlights, loft access and door to the integral double garage.



INTEGRAL DOUBLE GARAGE

16'3" x 17'3" [4.96m x 5.26m]

Electric quarter panelled door, UPVC double glazed frosted window, wall mounted combi condensing boiler, power and light.

FIRST FLOOR LANDING

Loft access, central heating radiator and doors to four bedrooms, bathroom and storage cupboard with fixed shelving within.

BEDROOM ONE

11'5" x 11'11" [min] x 14'8" [max] [3.49m x 3.64m [min] x 4.48m [max]]

UPVC double glazed bay window overlooking the front elevation, coving to the ceiling, central heating radiator and double doors leading into bedroom three [currently utilised as a dressing room]. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'9" x 3'4" [min] x 7'3" [max] [1.77m x 1.04m [min] x 2.21m [max]]

Three piece suite comprising low flush w.c., vanity wash basin with chrome mixer tap and enclosed shower cubicle with shower attachment. Fully tiled walls and floor. UPVC double glazed frosted window overlooking the front elevation, chrome ladder style radiator, inset spotlights and extractor fan.



BEDROOM TWO

11'5" x 9'4" [min] x 11'6" [max] [3.48m x 2.86m [min] x 3.51m [max]]

Two double fitted wardrobes, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM THREE

8'10" x 9'3" [2.71m x 2.84m]

Currently used as a dressing room with wardrobes rail and fitted drawers. Laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation. Double doors to bedroom one.

BEDROOM FOUR

7'11" x 8'11" [2.42m x 2.74m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and door to the built in wardrobe with fixed shelving within.

BATHROOM/W.C.

5'6" x 9'4" [1.69m x 2.85m]

Four piece suite comprising panelled bath with centralised mixer tap, vanity wash basin with chrome mixer tap, low flush w.c. and walk in shower cubicle with mixer shower. Fully tiled walls and floor. Chrome ladder style radiator, inset spotlights, extractor fan, shaver socket point and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property is an attractive lawned garden with double block paved driveway providing ample off road parking leading to the integral double garage. To the rear is an Indian stone paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden with shed and pathway to a further corner patio area under a timber wooden pergola. There is an Indian paved pathway leading to a timber lean-to providing useful storage. The rear garden is surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

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.