



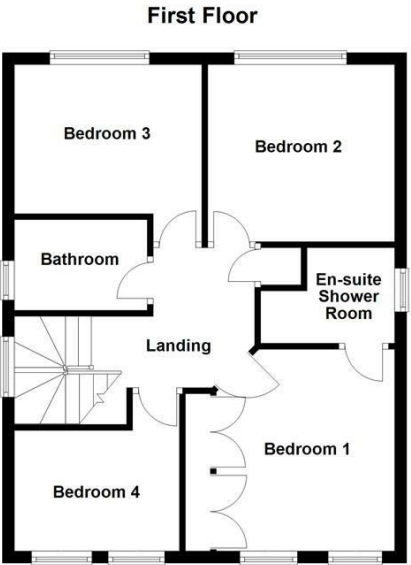
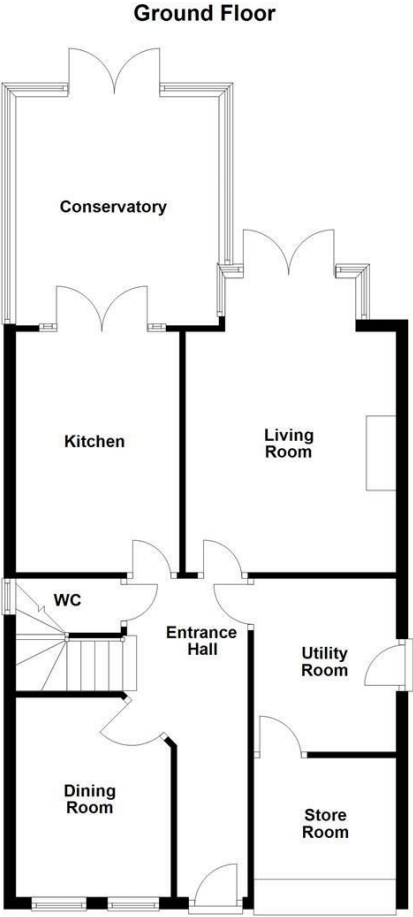
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

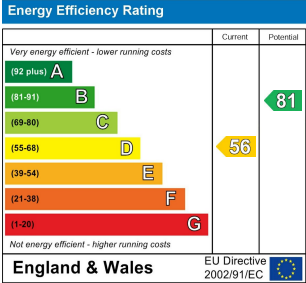


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



95 Clifton Avenue, Stanley, Wakefield, WF3 4HB

For Sale Freehold £375,000

Enjoying a cul-de-sac location is this four bedroom detached family house, which benefits from two reception rooms, conservatory, off road parking, enclosed low maintenance rear garden, gas central heating and UPVC double glazing. Available with no chain involved and vacant possession.

The property comprises entrance hallway, downstairs wc, dining room, lounge with French doors leading to the rear garden, kitchen, utility room and conservatory. To the first floor landing there is the main bedroom with en suite shower room, two further double bedrooms and a good size fourth bedroom four as well as the main house bathroom. Outside there is an integral garage and driveway (partly used as an internal store room. A driveway provides off road parking and to the rear. To the rear is an enclosed low maintenance garden with timber decking and patio.

The is property situated in this desirable housing development and with easy access to both the M1 and M62 motorways and close to local schools and amenities.



ACCOMMODATION

ENTRANCE HALLWAY

UPVC entrance door, dado rail, central heating radiator, laminate flooring, staircase with hand rail to the first floor landing, doors to the downstairs w.c., utility room, living room, kitchen and conservatory.

DOWNSTAIRS W.C

5'10" x 3'1" [1.78m x 0.96m]

Low flush w.c., wash basin with mixer tap with vanity cupboard, part tiled walls, tiled floor, chrome ladder style radiator, UPVC double glazed frosted window to the side aspect.

DINING ROOM

11'0" x 8'5" [3.36m x 2.57m]

Laminate flooring, central heating radiator, two UPVC double glazed window to the front aspect.

LIVING ROOM

13'1" x 16'2" max into bay x 11'8" [4.01m x 4.93m max into bay x 3.58m]

Laminate flooring, UPVC double glazed bay window, UPVC double glazed French doors to the rear garden, two central heating radiators, coving to the ceiling, dado rail, living flame effect gas fire with marble hearth and matching interior with wooden decorative surround.



KITCHEN

13'3" x 9'4" [4.06m x 2.86m]

A range of wall and base units with laminate work surface over and tiled splashback, UPVC double glazed French doors to the conservatory, UPVC double glazed panelled window. Circular stainless steel sink and stainless steel drainer with mixer tap, integrated twin oven and grill, four ring gas hob with cooker hood over, plumbing and space for a dishwasher under the counter, downlights, laminate tiled floor, inset spotlights to the ceiling, central heating radiator, space for fridge freezer.



UTILITY ROOM

9'2" x 7'10" [2.81m x 2.40m]

A range of wall and base units with laminate work surface over and tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a dryer. Laminate flooring, combi condensing boiler, UPVC double glazed side entrance door, inset spotlights to the ceiling. Door into a store room [formerly part the garage].

STORE ROOM

8'7" x 7'10" [2.63m x 2.40m]

Light and power. Original manual up and over door for the garage.

CONSERVATORY

12'7" x 12'1" [3.84m x 3.69m]

UPVC double glazed windows, French doors to the rear garden, central heating radiator, power and light. Ceiling fan.

FIRST FLOOR LANDING

Doors to the bedrooms and bathroom/w.c. UPVC double glazed window to the side, loft access, dado rail and central heating.

BEDROOM ONE

9'7" x 11'9" [2.93m x 3.59m]

Two UPVC double glazed windows to the front, central heating radiator, ceiling fan, two built in double wardrobes and door to the en suite shower room/w.c.



EN SUITE/W.C.

4'11" x 7'4" max x 4'9" min [1.51m x 2.26m max x 1.45m min]

Enclosed shower cubicle with bi-folding door, mixer shower and UPVC cladding with chrome strips. Low flush w.c., wash basin built in vanity unit with mixer tap, tiled walls, laminate flooring, central heating radiator, wall mounted extractor fan and UPVC double glazed frosted window. Vanity mirror and lighting over the wash basin.

BEDROOM TWO

9'8" x 10'3" [2.97m x 3.14m]

UPVC double glazed window to the rear, central heating radiator, ceiling fan.

BEDROOM THREE

10'8" x 9'8" max x 8'3" min [3.26m x 2.96m max x 2.52m min]

UPVC double glazed window to the rear, central heating radiator and laminate flooring. Ceiling fan.

BEDROOM FOUR

9'6" x 8'11" max x 6'7" min [2.91m x 2.73m max x 2.03m min]

Two UPVC double glazed windows to the front, central heating radiator, ceiling fan.

HOUSE BATHROOM/W.C.

7'8" x 5'0" [2.35m x 1.53m]

Pedestal; wash basin with mixer tap, panelled bath having electric shower over and low flush w.c. Part tiled walls, UPVC double glazed frosted window to the side elevation, extractor fan to the ceiling, chrome ladder style radiator.



OUTSIDE

A large block paved driveway to the front providing off road parking, outside lighting. Side paved pathway leading through timber gate to the rear. The rear garden has a timber decked patio area with uplights, low maintenance paved patio area and steps leading to a further tiered timber decked patio area and uplights. Enclosed by fenced surrounds.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

COUNCIL TAX BAND

The council tax band for this property is TBC.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.