



WAKEFIELD
01924 291 294

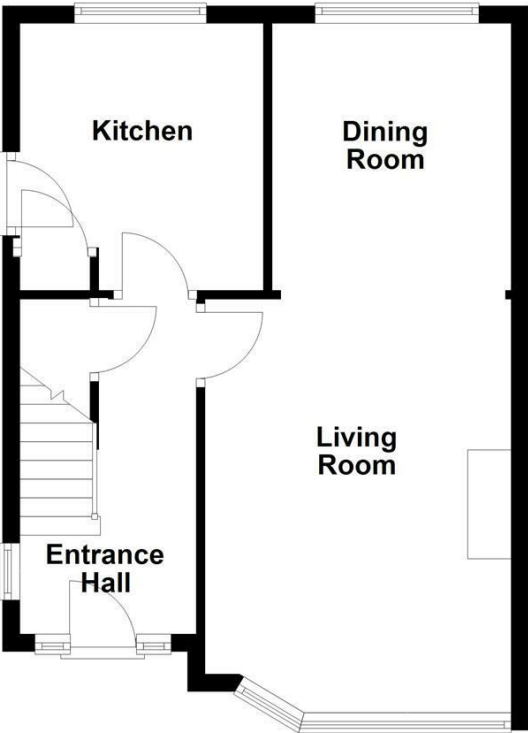
OSSETT
01924 266 555

HORBURY
01924 260 022

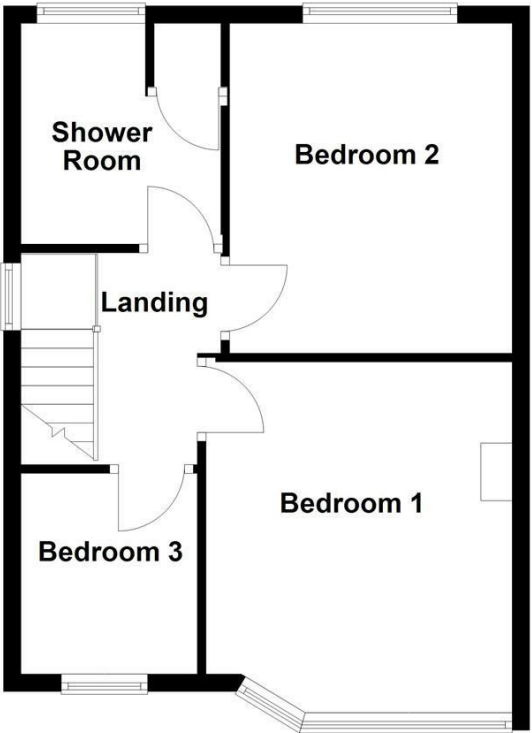
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

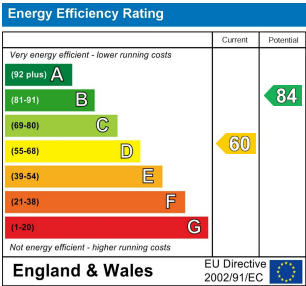


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Ash Street, Stanley, Wakefield, WF3 4JX

For Sale Freehold £250,000

Nestled in a cul-de-sac location is this three bedroom semi detached property, in need of a degree of modernisation however offering huge potential benefitting from attractive gardens, driveway and garage.

The property briefly comprises of the entrance hall, kitchen and living room with an opening through to the dining room. The first floor landing leads to three bedrooms and house shower room. Outside to the front is an attractive lawned garden with driveway running down the side of the property for two vehicles leading to the single detached garage. To the rear is an enclosed lawned garden.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield. The property is located close to Pinderfields Hospital.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, UPVC double glazed window to the side, stairs to the first floor landing with understairs storage, central heating radiator, doors to the living room and kitchen.

KITCHEN

92" x 10'0" [max] x 8'0" [min] [2.8m x 3.07m [max] x 2.46m [min]]
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker, space for an under counter fridge/freezer, space and plumbing for a washing machine. UPVC double glazed door to the side, UPVC double glazed window to the rear, pantry cupboard and serving hatch through to the dining room.

LIVING ROOM

16'3" x 11'7" [max] x 8'5" [min] [4.96m x 3.55m [max] x 2.58m [min]]
UPVC double glazed window to the front, central heating radiator, gas fireplace, coving to the ceiling and an opening through to the dining room.



DINING ROOM

10'4" x 9'0" [3.17m x 2.75m]
Serving hatch through to the kitchen, coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms and shower room.

BEDROOM ONE

13'10" x 11'2" [max] x 8'1" [min] [4.22m x 3.42m [max] x 2.47m [min]]
Central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

12'5" x 10'9" [3.81m x 3.28m]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

72" x 77" [2.2m x 2.32m]
UPVC double glazed window to the front and central heating radiator.



SHOWER ROOM/W.C.

7'6" x 7'7" [max] x 5'4" [min] [2.31m x 2.33m [max] x 1.63m [min]]
Low flush w.c., pedestal wash basin and shower cubicle with mains shower head attachment. UPVC double glazed frosted window to the rear, central heating radiator and storage cupboard.



OUTSIDE

To the front there is a lawned garden and driveway providing off road parking leading to the single detached garage with up and over door. To the rear is a garden, mainly laid to lawn with mature shrubs, surrounded by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.