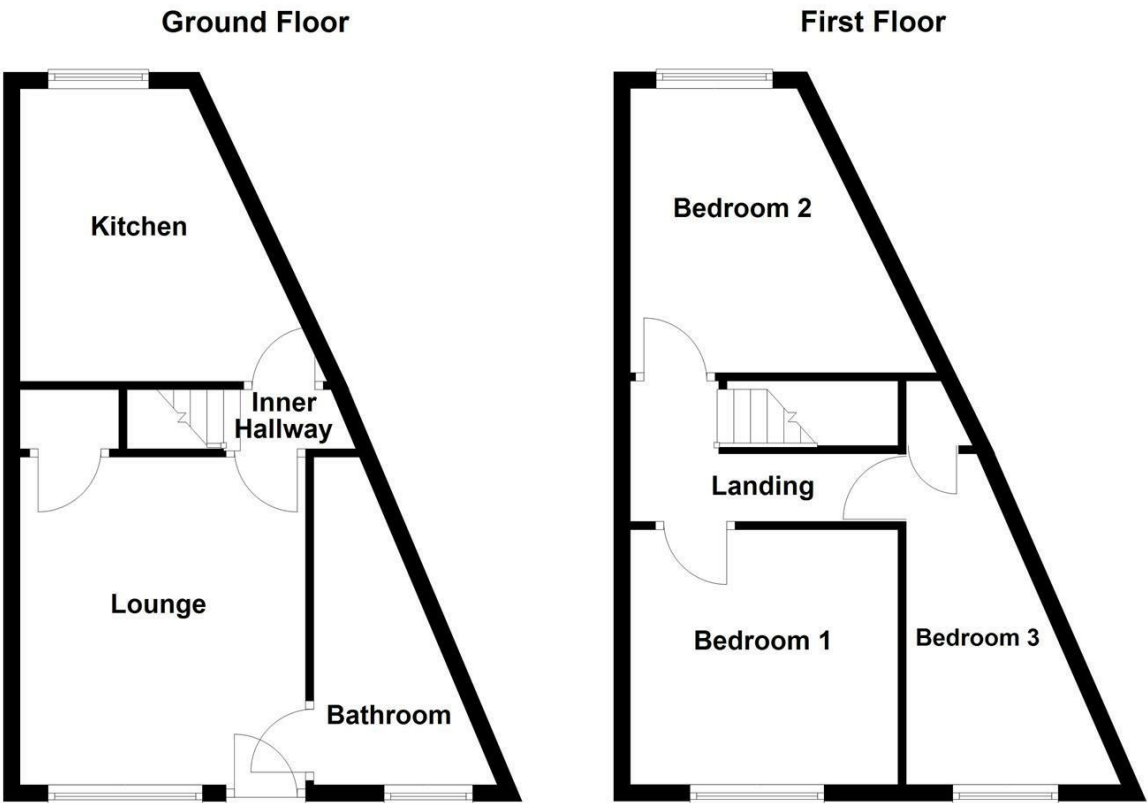




WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRAC & CASTLEFORD  
01924 899 870 | 01977 798 844

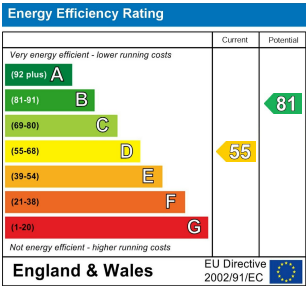


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 2 Bottom Boat Road, Stanley, Wakefield, WF3 4AY

### For Sale Freehold Offers Over £155,000

A fantastic opportunity for the first time buyer, professional couple or indeed the investor to purchase this three bedroom mid terraced house in the sought after location of Stanley with UPVC double glazing and gas central heating.

The property is accessed into the living room to the front with a door off to the house bathroom and a spacious kitchen dining room to the rear of the property. The first floor landing leads to three good sized bedrooms and loft access. Outside, to the front there is on street parking and to the rear there is right of access to the bins.

Situated in a popular part of Stanley, the property is well placed to local amenities including shops and schools with local bus routes nearby. As well as great access to the motorway network.

Offered for sale with no chain involved, an ideal property for the first time buyer, couple or family looking to gain access to the property market and viewing comes highly recommended.



ACCOMMODATION

LOUNGE

12'11" x 13'1" [3.95m x 4.0m]  
UPVC double glazed entrance door into the lounge. UPVC double glazed window to the front, central heating radiator, door to inner hallway, door to cellar, door to bathroom.



BATHROOM

8'5" [max] x 6'11" [max] x 3'4" [min] [2.59m [max] x 2.13m [max] x 1.04m [min]]  
Frosted UPVC double glazed window to the front,

central heating radiator. Low flush W.C., pedestal wash basin, panelled bath. Fully tiled bath.



INNER HALLWAY

Central heating radiator, stairs to first floor landing, door into kitchen.

KITCHEN

11'5" x 12'3" [max] x 6'7" [min] [3.50m x 3.75m [max] x 2.01m [min] ]  
UPVC double glazed window to the rear, central heating radiator, spotlights. Modern fitted wall and base units with worksurface over, stainless steel

sink and drainer, plumbing for washer, integrated oven and grill, four ring electric hob, tiled splashback, stainless steel filter hood above, space for fridge and freezer.

FIRST FLOOR LANDING

Doors to three bedrooms.

BEDROOM ONE

11'5" x 12'1" [max] x 6'7" [min] [3.49m x 3.70m [max] x 2.01m [min]]  
UPVC double glazed window to the rear, central heating radiator.



BEDROOM TWO

9'6" x 10'7" [max] [2.92m x 3.24m [max]]  
UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE

13'2" x 3'2" [min] x 9'6" [max] [4.03m x 0.98m [min] x 2.90m [max]]  
UPVC double glazed window to the front, central heating radiator, door to storage/boiler cupboard.



OUTSIDE

To the front of the property is on street parking. To the rear of the property is a right of access to the bins.

PLEASE NOTE

The property is tenanted so the property may have changed since the photos were taken.

COUNCIL TAX BAND

The council tax band for this property is A.

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.

VIEWINGS

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