



WAKEFIELD  
01924 291 294

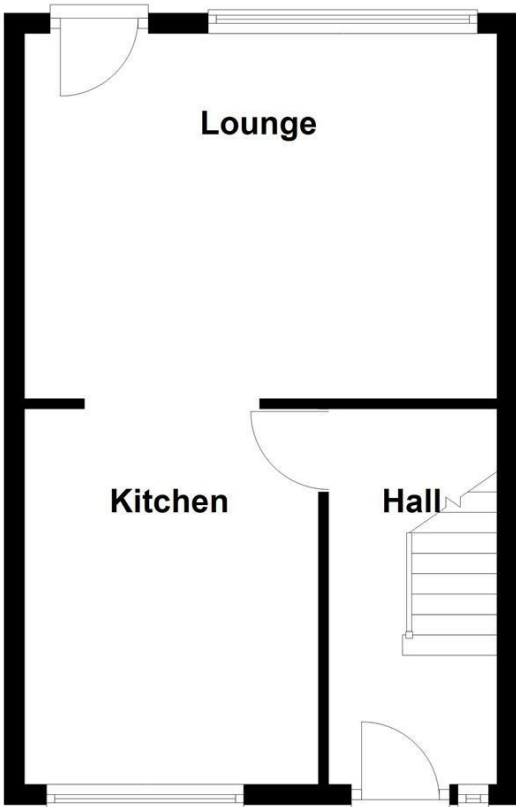
OSSETT  
01924 266 555

HORBURY  
01924 260 022

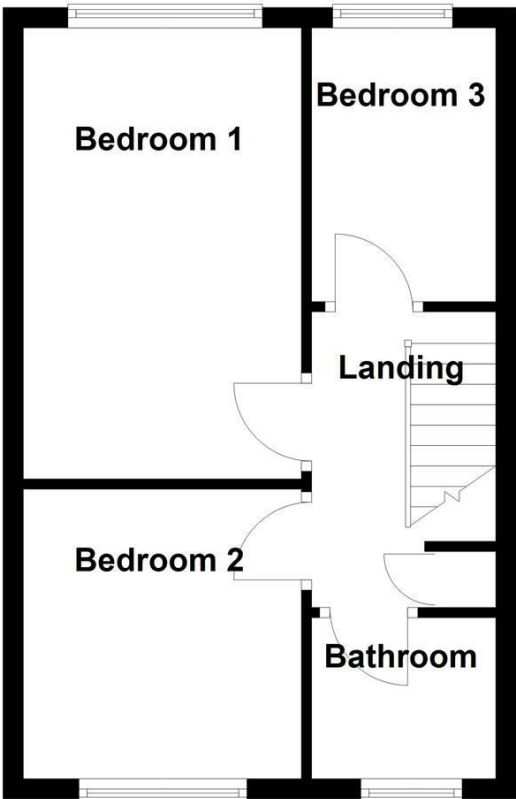
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

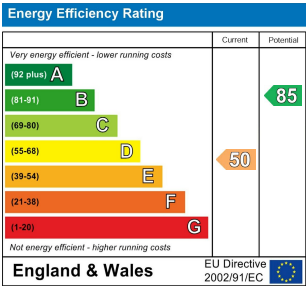


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



7 Moor Avenue, Stanley, Wakefield, WF3 4EJ  
For Sale Freehold £175,000

Occupying a cul-de-sac location is this well presented three bedroom end terrace property benefitting from off road parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, living room and kitchen. The first floor landing leads to three bedrooms and three piece bathroom. Externally there are low maintenance pebbled front and rear gardens with space for one vehicle to the front.

The property is ideally located for all local shops and amenities that Stanley has to offer and is only a short drive away from the motorway network, perfect for those looking to commute further afield.

This property has plenty of potential to be a fantastic home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, central heating radiator, stairs to the first floor landing and door to the kitchen.

### KITCHEN

12'1" x 9'4" [3.70m x 2.86m]

Range of wall and base units with laminate work surface over, sink and drainer with mixer tap, integrated oven with electric hob and cooker hood. Space for a fridge/freezer, space for a washing machine, UPVC double glazed window to the front elevation, central heating radiator and an opening through to the lounge.

### LOUNGE

15'3" x 11'9" [4.65m x 3.60m]

UPVC double glazed window and door to the rear elevation, central heating radiator.



### FIRST FLOOR LANDING

Doors to three bedrooms and bathroom.

### BEDROOM ONE

14'3" x 8'11" [4.35m x 2.73m]

UPVC double glazed window to the rear elevation and central heating radiator.



### BEDROOM TWO

12'9" x 8'11" [3.91m x 2.72m]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE

8'9" x 5'11" [2.68m x 1.81m]

UPVC double glazed window to the rear elevation and central heating radiator.



### BATHROOM/W.C.

5'11" x 5'2" [1.81m x 1.59m]

Three piece suite comprising wall mounted electric shower over the bath, low flush w.c. and wash hand basin.

UPVC double glazed frosted window to the front elevation, chrome style ladder radiator, fully tiled walls and floor.



### OUTSIDE

To the front is a pebbled garden which can provide off road parking for one vehicle. To the rear of the property is a low maintenance pebbled garden, surrounded by 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.