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 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



2 Aspen Mews, Stanley, WF3 4GN

For Sale Freehold £279,950

Situated in the sought after City Fields development is this generously proportioned and superbly presented three bedroom semi-detached home benefiting from UPVC double glazed windows and gas central heating.

The property briefly comprises of the entrance hall, understairs storage cupboard, living room benefitting from a bay window and a modern fitted kitchen dining room to complete the accommodation on the ground floor. Upstairs to the first floor there is doors to three bedrooms and the house bathroom. Bedroom one benefitting from an en suite shower room. Outside, the property features a lawned garden with planted areas and a paved path leading to the front door. The main garden to the side includes a larger lawn, a porcelain tiled patio ideal for outdoor dining, a timber shed, and is fully enclosed by walls and fencing. A rear timber gate provides access to a tarmac driveway with off road parking for two vehicles.

The property is ideally located for anyone working in Pinderfields, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

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

Composite front entrance door into entrance hall. Stairs providing access to first floor landing. Central heating radiator. Doors to the understairs storage cupboard, living room, kitchen dining room and the downstairs W.C..

DOWNSTAIRS W.C.

3'1" x 5'5" [0.95m x 1.67m]

Extractor fan, spotlights, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback.

LIVING ROOM

12'8" x 15'4" [max] x 6'2" [min] [3.87m x 4.68m [max] x 1.88 [min]] UPVC double glazed window to the front, UPVC double glazed box window to the side, two central heating radiators.



KITCHEN DINING ROOM

15'4" x 11'5" [max] x 7'11" [min] [4.68m x 3.48m [max] x 2.43m [min]]

Two UPVC double glazed windows to the front and side, UPVC double glazed French doors to the garden, central heating radiator, spotlights. A range of modern wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring gas hob with stainless steel splashback and stainless steel extractor hood above, integrated oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for a fridge freezer.

FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the house bathroom.

BEDROOM ONE

9'10" x 11'1" [max] x 8'9" [min] [3.0m x 3.38m [max] x 2.68m [min]] UPVC double glazed window to the side, decorative panelling to one wall, central heating radiator. Door to en suite shower room.



EN SUITE SHOWER ROOM

4'0" x 9'1" [1.22m x 2.77m]

Frosted UPVC double glazed window to the front, extractor fan, spotlights, chrome ladder style central heating radiator. Low flush W.C., wall mounted wash basin with mixer tap and tiled splashback, shower cubicle with mains fed shower head attachment with glass shower screen.



BEDROOM TWO

11'3" x 8'5" [max] x 6'3" [min] [3.45m x 2.58m [max] x 1.92m [min]]

Two UPVC double glazed windows to the front and side, central heating radiator.

BEDROOM THREE

11'3" x 6'6" [max] x 5'3" [min] [3.45m x 2.0m [max] x 1.61m [min]]

UPVC double glazed window to the side, fitted wardrobes and storage units, spotlights, central heating radiator.



HOUSE BATHROOM

6'3" x 6'5" [1.92m x 1.97m]

Frosted UPVC double glazed window to the side, spotlights, extractor fan, chrome ladder style central heating radiator. Low flush W.C., wall mounted wash basin with mixer tap and tiled splashback, panelled bath with mixer tap and mains fed showerhead attachment and glass shower screen. Partial tiling.

OUTSIDE

To the front and side of the property the garden is laid to lawn with some planted features throughout and a paved pathway running to the front door. To the other side of the property,

which is the main garden, is a mainly laid to lawn garden and incorporates a porcelain tiled paved patio area, perfect for outdoor dining and entertaining purposes. There is a timber built garden shed and the garden is fully enclosed by walls and timber fencing with a timber gate at the rear leading to a tarmacadam driveway which provides off road parking for two vehicles.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is C.

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.