

#### IMPORTANT NOTE TO PURCHASERS

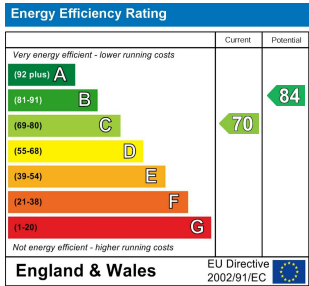
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 21 Clifton Avenue, Stanley, Wakefield, WF3 4HB

### For Sale Freehold £325,000

Situated in Stanley and in need of modernisation is this three bedroom detached bungalow, benefitting from driveway parking, enclosed rear gardens and spacious reception rooms, this property is certainly not one to be missed.

The property briefly comprises of the main hallway which provides access to the kitchen, spacious lounge, downstairs W.C., three good sized bedrooms and the house bathroom to complete the accommodation throughout the bungalow. Outside, to the front, there is a lawned area, paved side pathway and a tarmac driveway offering off road parking for two vehicles, leading to an integral single garage. The rear features a flagged patio ideal for outdoor dining, along with a lawn bordered by bushes and shrubs and fully enclosed by timber fencing.

The property itself is located within the sought after area of Stanley within close proximity to the local amenities and schools located nearby, with great access to the M62 and M1 motorway links, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### MAIN HALLWAY

Front entrance door into main hallway. Doors to the kitchen, downstairs W.C., lounge, three bedrooms, bathroom and a storage cupboard. Central heating radiator.

### LOUNGE

17'10" x 18'3" (max) [5.46m x 5.58m (max) ]  
UPVC double glazed windows to the rear and side, UPVC double glazed sliding doors to the rear, two central heating radiators, gas fire place with wood surround.



### KITCHEN

11'5" x 10'10" [3.50m x 3.31m]  
UPVC double glazed window to the rear, UPVC double glazed door to the rear, central heating radiator, partial tile splashback. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer, space for a gas hob, space for a washing machine, space for fridge freezer.

### BEDROOM ONE

8'9" x 10'6" [2.68m x 3.21m]  
UPVC double glazed window to the front, central heating radiator.



### BEDROOM TWO

9'2" x 8'10" [2.80m x 2.71m]  
UPVC double glazed window to the front, central heating radiator.



### BEDROOM THREE

7'2" x 7'1" [2.20m x 2.17m]  
UPVC double glazed window to the side, central heating radiator, built in wardrobe with mirrored sliding doors.

### BATHROOM

8'9" x 6'11" [2.69m x 2.11m]  
Frosted UPVC double glazed window to the side, central heating radiator, fitted storage cupboard, fully tiled walls. Wall mounted shower over bath, wash hand basin, low flush W.C..



### OUTSIDE

To the front of the property is a laid to lawn area, a paved pathway running down the side with plants and shrubs bordering and a tarmacadam driveway providing off road parking for two vehicles and leading up to an integral single

garage. To the rear of the property is a flagged patio area, perfect for outdoor dining and entertaining purposes and a lawned area with bushes and shrubbery bordering.



### COUNCIL TAX BAND

The council tax band for this property is D.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.