



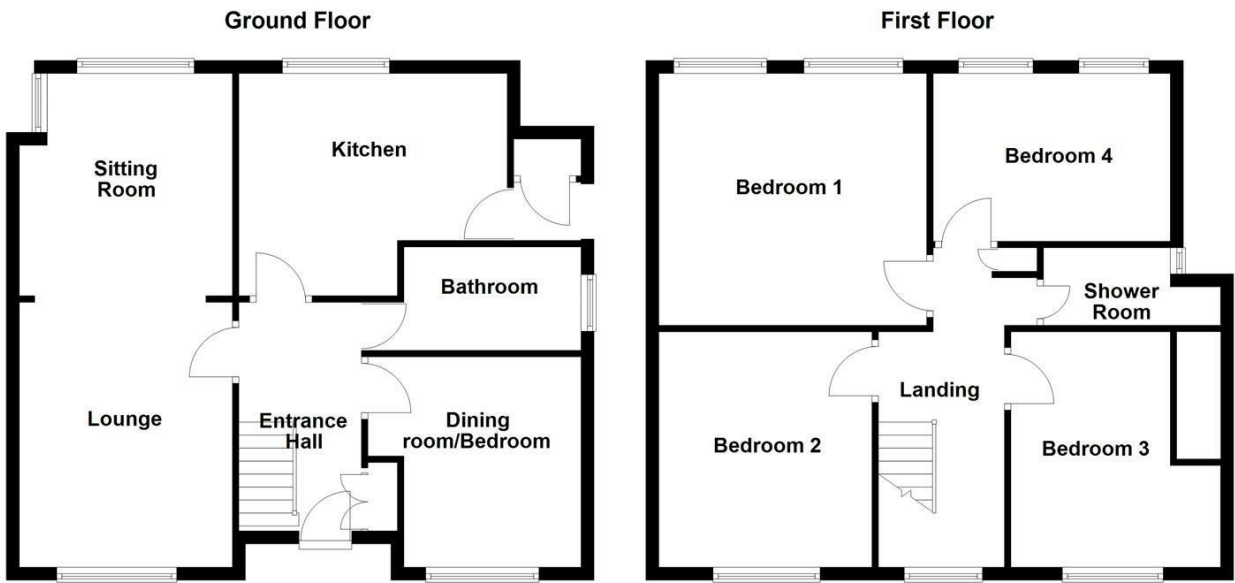
WAKEFIELD
01924 291 294

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01924 266 555

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01977 798 844



291 Aberford Road, Stanley, Wakefield, WF3 4NU

For Sale Freehold £375,000

Enjoying open aspect to the rear and set back from the main roadside is this this well appointed and spacious four/bedroom detached home having aluminium double glazed windows (fitted by Everest) and gas central heating.

The accommodation fully comprises of the entrance hall, lounge, sitting room, modern breakfast kitchen, dining room/bedroom and bathroom. Stairs to the first floor lead to four well proportioned bedrooms and additional modern shower room. Outside, lawned garden to the front and driveway incorporating turning area providing ample off street parking leading to the double detached garage with twin up and over doors. To the rear is an attractive lawned garden incorporating flagged terrace patio.

Situated in a prime part of Stanley with the added benefit of Stanley Grove Primary and Nursery Academy adjacent. The property lies within easy reach of local amenities with local bus routes nearby and having good access to the motorway network.

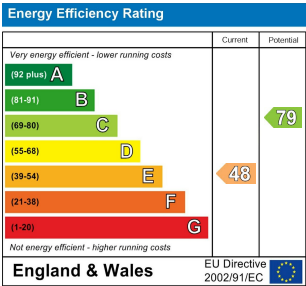
Simply a fantastic home, ideal for the growing family or those looking to downsize and offering potential to develop or extend further, subject to consent. An early viewing comes highly recommended to fully appreciate and to avoid disappointment.

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.



ACCOMODATION

ENTRANCE HALL

Composite front entrance door with frosted side panel, stairs to the first floor landing, radiator, wood laminate flooring, double doors to the cloaks and doors to the dining room/bedroom, bathroom, kitchen and lounge.

LOUNGE

11'11" [max] x 10'1" [min] x 14'1" [3.64m [max] x 3.08m [min] x 4.31m]
UPVC double glazed window to the front, radiator, detailed coving to the ceiling, wood laminate flooring and feature fireplace with full limestone surround and hearth. Archway into the sitting room.



SITTING ROOM

13'5" x 11'11" [max] x 9'8" [min] [4.1m x 3.64m [max] x 2.95m [min]]
UPVC double glazed windows to the rear and side, radiator, coving to the ceiling and wood laminate flooring.

DINING ROOM/BEDROOM

10'11" [max] x 9'3" [min] x 10'10" [3.34m [max] x 2.82m [min] x 3.32m]
UPVC double glazed window to the front, radiator and wood laminate flooring.

BATHROOM/W.C.

10'11" x 6'0" [max] [3.33m x 1.84m [max]]
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath. Airing cupboard, UPVC double glazed frosted window to the side, heated chrome towel radiator and recess ceiling spotlights.



KITCHEN

12'5" [max] x 9'2" [min] x 14'0" [3.8m [max] x 2.8m [min] x 4.27m]
Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, plumbing for a washing machine, space for a dishwasher, integrated oven

and grill, stainless steel five ring gas hob and extractor hood. Space for an American style fridge/freezer, radiator, slate tiled flooring, UPVC double glazed window to the rear and stable door to the side.



FIRST FLOOR LANDING

UPVC double glazed window to the front, airing cupboard, doors to four bedrooms and shower room.

BEDROOM ONE

13'11" x 13'2" [4.26m x 4.03m]
UPVC double glazed windows to the rear, radiator and double doors to storage cupboard.



BEDROOM TWO

11'0" x 11'11" [3.37m x 3.65m]
Radiator, laminate flooring and UPVC double glazed window to the front.

BEDROOM THREE

11'1" x 10'11" [3.39m x 3.35m]
Loft access, dado rail, radiator, UPVC double glazed window to the front, fitted wardrobes and dressing table.

BEDROOM FOUR

7'3" x 12'7" [2.21m x 3.86m]
UPVC double glazed windows to the rear, radiator, coving to the ceiling, dado rail, laminate flooring, fitted wardrobe and desk.



SHOWER ROOM/W.C.

9'8" x 5'2" [2.96m x 1.59m]
Three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle with mixer shower. Heated chrome towel radiator, UPVC double glazed frosted window to the side and tiled effect flooring.



OUTSIDE

To the front is an attractive lawned garden with a driveway to the side incorporating turning area leading to the detached double garage. To the rear a lawned garden incorporating flagged patio area with open aspect views.

COUNCIL TAX BAND

The council tax band for this property is D.

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.