



WAKEFIELD  
01924 291 294

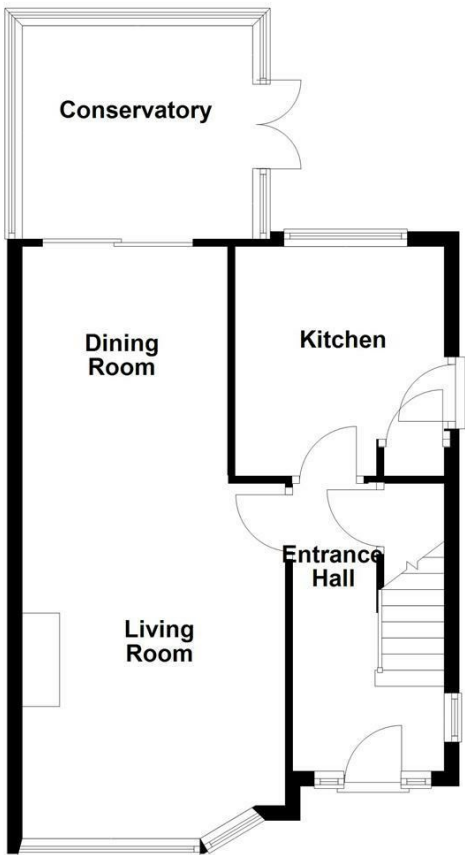
OSSETT  
01924 266 555

HORBURY  
01924 260 022

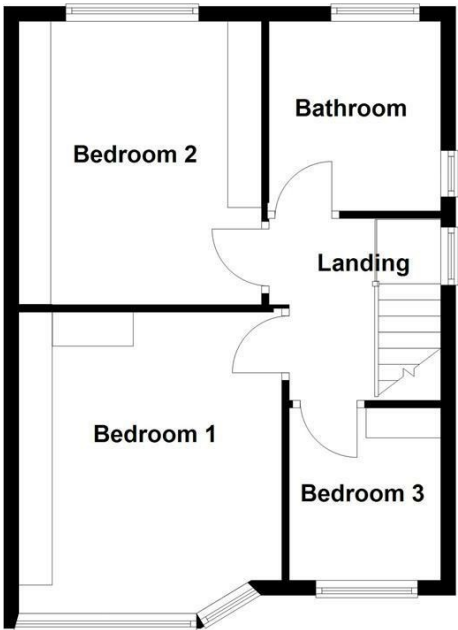
NORMANTON  
01924 899 870

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.



## 30 Ash Street, Stanley, Wakefield, WF3 4JX

### For Sale Freehold £275,000

Occupying a position at the head of the cul-de-sac, this impressive three bedroom semi detached home offers generous living space enhanced by a conservatory at the rear and with ample off road parking. The property benefits from UPVC double glazing, gas central heating, no chain involved and is ideal for the family buyer.

The ground floor comprises a modern fitted kitchen with integrated appliances and a separate and useful pantry cupboard housing the combination boiler. The spacious living room features a marble fireplace and is open to the dining area, which in turn provides access via sliding patio doors to the conservatory at the rear. Upstairs, to the first floor landing, there is access to three well proportioned bedrooms and a modern house bathroom. Externally, the property boasts an attractive lawned front garden and a tarmac driveway to the side, leading to a detached garage with manual up and over door. To the rear is a beautifully maintained garden featuring an Indian stone paved patio area, ideal for outdoor dining and entertaining, overlooking a lawned garden with planted borders and partial fencing.

The property is conveniently located within walking distance of local amenities such as shops, schools, Normanton Golf club and Pinderfields Hospital. Regular bus routes providing access to Wakefield city centre, Normanton and Altofts. The M62 motorway network is also a short distance away, making this an ideal home for commuters.

An internal inspection is highly recommended to fully appreciate the quality and space this home has to offer.





ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall. There are two UPVC double glazed frosted panel windows to either side of the door, as well as a UPVC double glazed window to the side aspect. The entrance hall features coving to the ceiling, a central heating radiator, and a staircase leading to the first floor landing. Three doors provide access to the living room, kitchen, and the under stairs storage cupboard/cloakroom.

KITCHEN

10'2" x 9'3" [3.12m x 2.84m]  
UPVC double glazed side entrance door, a UPVC double glazed window overlooking the rear garden, downlights to the wall cupboards, a central heating radiator, coving to the ceiling and a door leading to the boiler cupboard housing the combination boiler with fixed shelving providing pantry storage. A range of wall and base high gloss units with laminate work surfaces and laminate upstands above. There is a 1½ stainless steel sink with drainer and mixer tap. Space is provided for a freestanding oven and grill, fridge freezer, and washing machine, with the benefit of an integrated fridge and separate integrated freezer [50/50].

LIVING ROOM

11'7" x 14'8" [max] x 13'2" [min] [3.55m x 4.48m [max] x 4.02m [min]]  
UPVC double glazed bay window overlooking the front, central heating radiator and an electric fire set on a marble hearth with matching surround. The living room opens to the dining room.



DINING ROOM

10'3" x 8'11" [3.13m x 2.72m]  
UPVC double glazed sliding patio doors leading into the conservatory, central heating radiator, coving to the ceiling.



CONSERVATORY

9'3" x 9'10" [2.83m x 3.0m]  
Finished with a proper tiled roof, UPVC double glazed windows to three sides overlooking the rear garden, a central heating radiator and UPVC double glazed French doors opening onto the patio area.



FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, loft access, and four doors providing access to three bedrooms and the modern four piece house bathroom.

BEDROOM ONE

9'1" x 13'10" [max] x 12'0" [min] [2.78m x 4.23m [max] x 3.67m [min]]  
UPVC double glazed bay window to the front, a range of fitted double wardrobes with chrome handles, fitted drawers to ceiling height, and a central heating radiator.



BEDROOM TWO

12'6" x 10'5" [3.83m x 3.19m]  
UPVC double glazed window to the rear, a central heating radiator, and fitted wardrobes with overhead storage cupboards, fitted bedside cabinets, and glass shelving.



BEDROOM THREE

7'8" x 7'2" [2.34m x 2.20m]  
UPVC double glazed window to the front, a central heating radiator, and fitted wardrobes.

BATHROOM

8'4" x 7'10" [2.55m x 2.40m]  
Two UPVC double glazed frosted windows to the side and rear, fully tiled to the walls and floor, ladder style radiator, spotlights. A modern four piece suite including a corner bath with mixer tap, low flush WC with concealed cistern, wash basin set within a vanity unit with storage below, and a mirrored cabinet above, a walk in shower cubicle with two solid glass screens and mixer shower.



OUTSIDE

To the front of the property is an attractive lawned garden with planted borders and a tarmac pathway leading to the recessed porch, which benefits from block paved flooring. A tarmac driveway runs down the side of the property providing off road parking for several vehicles leading to a single detached garage with a manual up and over door, and a side entrance door. To the rear is an Indian stone paved patio area with steps leading up to a lawned garden with planted borders, enclosed by panel fencing.



PLEASE NOTE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

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.

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.