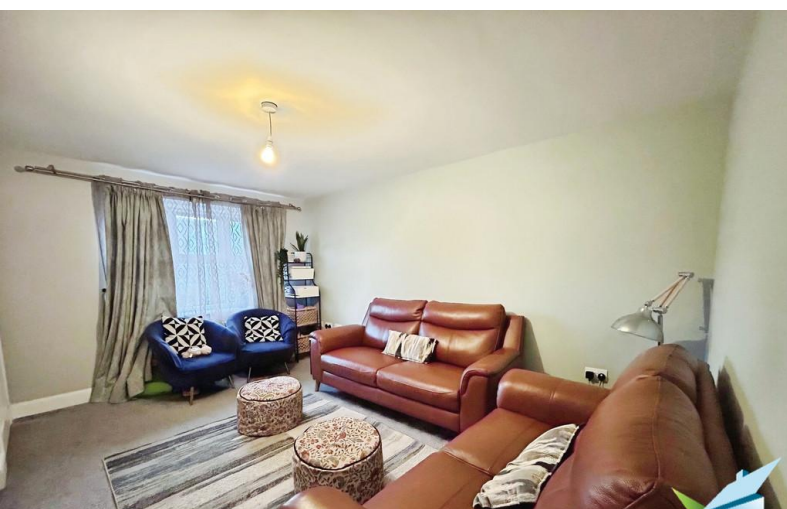


FOR SALE



Stanley Parkway, Wakefield

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £250,000



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- A THREE BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES
- SEPARATE UTILITY AREA
- FRENCH DOORS TO KITCHEN

Martin & Co - Wakefield are pleased to bring to the sales market this delightful three bedroom semi detached house situated on a much sought after development within walking distance of Pinderfields Hospital, local schools and transport facilities. Benefitting from many appealing features including a spacious lounge, fully fitted kitchen diner with built in appliances and french doors opening out onto an enclosed rear garden, utility area, ground floor cloakroom/wc, master en suite bedroom and driveway providing off street parking. We strongly suggest an early viewing to avoid disappointment.

ENTRANCE HALL Composite double glazed front entrance door, wood effect tiled flooring, door leading to lounge and stairs leading to the first floor landing.

LOUNGE 11' 8" x 14' 6" (3.56m x 4.42m) Useful under stairs cupboard off, central heating radiator, PVCu double glazed window overlooking the front of the property, door to Kitchen/Diner, positioned to the front.

KITCHEN/DINER 12' 7" x 10' 11" (3.84m x 3.33m) Being fitted with a modern range of wall, base units and drawers with white high gloss facia doors, contrasting counter tops with inset one and a half bowl single drainer sink unit and mixer tap, four ring gas hob and built under over, stainless steel splash back and extractor over, part tiled to counter tops, wood effect tiled floor, integrated fridge and freezer, central heating radiator, leading through to the Utility area, PVCu double glazed French Doors opening to the rear enclosed garden. Positioned to the rear.

UTILITY AREA Counter top and matching upstand with space and plumbing for a washing machine under, Wall mounted Baxi gas central heating combination boiler, tiled floor, PVCu double glazed window, Door to cloakroom/wc. Positioned to the rear.





GROUND FLOOR CLOAKROOM/WC Combined two piece white suite comprising of a low flush wc, pedestal hand washbasin, central heating radiator, wood effect tiled floor, positioned to the side.

FIRST FLOOR LANDING Leading to all three bedrooms and main house bathroom, loft access point, Large useful storage cupboard off, PVCu double glazed window.

MASTER BEDROOM 10' 8" x 11' 6" (3.25m x 3.51m) Double fitted wardrobe with part mirror fronted sliding doors, central heating radiator, storage cupboard to the over stairs bulkhead, PVCu double glazed window, positioned to the front.

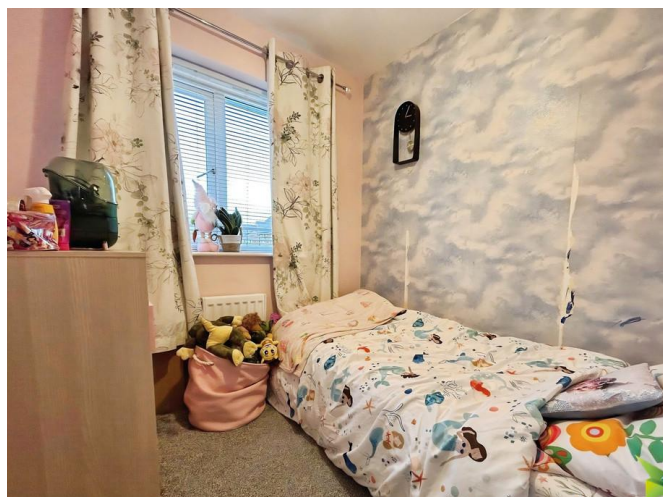
EN SUITE SHOWER ROOM/WC 6' 7" x 4' 6" (2.01m x 1.37m) Three piece white suite comprising of a fully tiled double size shower cubicle, floating sink, low flush wc, central heating radiator, tiled floor, PVCu double glazed obscure window, positioned to the front.

BEDROOM TWO 10' 8" x 7' 9" (3.25m x 2.36m) Central heating radiator, PVCu double glazed window, positioned to the rear.

BEDROOM THREE 7' 1" x 6' 8" (2.16m x 2.03m) Central heating radiator, PVCu double glazed window, positioned to the rear.

MAIN BATHROOM/WC 7' 9" x 5' 7" (2.36m x 1.7m) Combined three piece white suite comprising of a rectangular panelled bath with shower over and glass side screen, floating sink, low flush wc, chrome ladder style towel radiator, fully tiled floor, part tiled to the bath area, shaver point,

OUTSIDE To the front is an established lawned garden, a tarmac driveway to the side provides off street parking, a wooden gate with fence to the rear provides access to the fully enclosed rear garden with generous paved patio area in front of an established lawned garden, timber shed. Solar panels to the front. EV



(Electric Vehicle) charging point to the driveway side.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.