



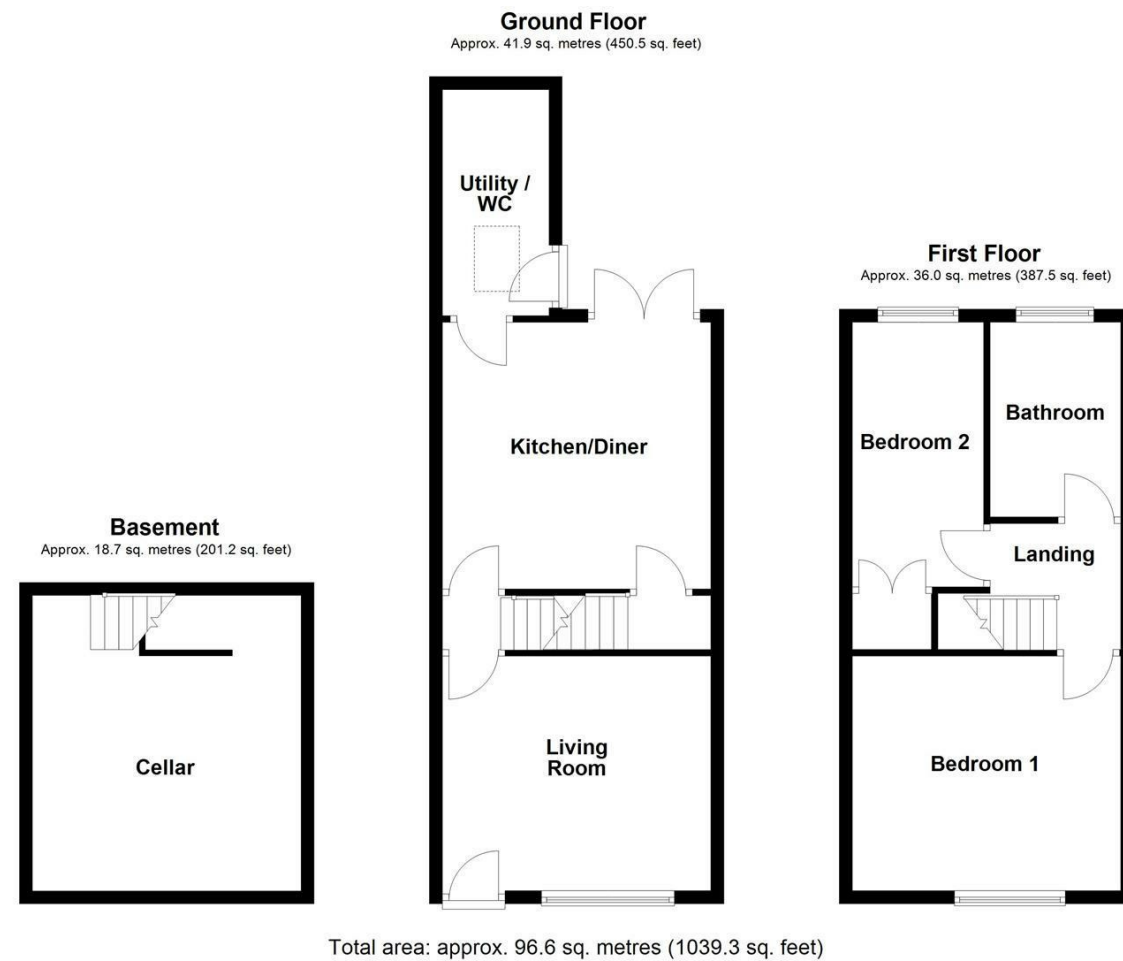
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



91 Lee Moor Road, Stanley, Wakefield, WF3 4EF

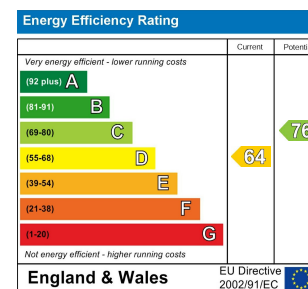
For Sale Freehold £225,000

Situated in the popular Stanley area of Wakefield is this superbly presented two bedroom semi detached property, offering well proportioned accommodation throughout. Benefiting from generous reception space and a low maintenance rear garden, for a property of this type, this home is certainly not one to be missed.

The accommodation briefly comprises a welcoming living room which leads to an inner hallway providing access to the staircase rising to the first floor and the kitchen diner. The kitchen diner in turn offers access to the cellar and the enclosed rear garden. To the first floor landing there is access to two bedrooms, and the house bathroom. Bedroom two further benefits from a fitted storage cupboard. Externally, the property benefits from a gated front entrance with Indian stone paved pathway, lawned garden and planted borders, enclosed by brick walls to three sides. On street parking is available on a first come, first served basis. To the rear is a two tier timber decked patio with pergola, wall mounted lighting and hot and cold external water supply, leading down to a further Indian stone paved seating area.

Stanley is a highly sought after location and well suited to a variety of buyers including first-time purchasers, small families, and professional couples. The area offers a range of local shops and schools within walking distance, with a wider selection of amenities available in Wakefield city centre. Excellent transport links are close by, including local bus routes, nearby railway stations providing connections to Leeds, Manchester, and London, and convenient access to the M1 and M62 motorway networks for those commuting further afield.

Only a full internal inspection will truly reveal all that this fantastic home has to offer, and an early viewing is highly recommended to avoid disappointment.



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.

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



BEDROOM TWO
6'7" x 13'4" [2.02m x 4.08m]

Featuring a built in double wardrobe providing useful storage, coving to the ceiling, central heating radiator and a UPVC double glazed window overlooking the rear elevation. Access to the loft space is located within the wardrobe.



BATHROOM
9'10" x 6'6" [3.01m x 2.0m]

A well appointed four piece suite comprising freestanding roll top bath with claw feet and centralised chrome mixer tap with shower attachment, separate shower cubicle with curved glass doors and chrome shower fittings, pedestal wash basin and low flush WC. The bathroom also benefits from fully tiled flooring, half tiled walls, chrome heated towel rail, coving to the ceiling, inset spotlights and a UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property there is a gated entrance leading onto an Indian stone paved pathway, alongside an attractive lawned garden with manicured planted borders to two sides. The garden is enclosed by brick walls to three sides, creating a private frontage.

On street parking is available on a first come, first served basis. To the rear is a two tier timber decked patio area, ideal for outdoor dining and entertaining, complete with timber pergola, wall mounted lighting and hot and cold external water supply. Steps lead down to a further Indian stone paved patio seating area. A shared concrete driveway provides access to the detached single garage.



GARAGE

15'1" (max) x 10'2" (min) x 17'1" [4.62m (max) x 3.10m (min) x 5.21m]

Currently utilised as a versatile garden room/workshop space, featuring laminate work surfaces to the rear with a stainless steel 1 1/2 bowl sink and drainer with mixer tap and shower attachment, plumbing for a washing machine, space for a tumble dryer, power, lighting, central heating radiator and fully tiled flooring. UPVC double glazed French doors with chrome up-and-down lighting open onto the rear patio area. The original garage door has been UPVC clad internally but can be reinstated if required. The rear garden is fully enclosed with brick walls and timber fencing, making it ideal for both children and pets.

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.

ACCOMMODATION

LIVING ROOM
12'0" x 13'6" [3.68m x 4.13m]

Composite front entrance door leading directly into the living room, having a UPVC double glazed window overlooking the front elevation, coving to the ceiling and a wall mounted contemporary style gas central heating radiator in white. A solid wooden door with glazed inserts and chrome handle leads through to the inner hallway.



INNER HALLWAY

Housing the staircase with handrail leading to the first floor landing and a door providing access into the kitchen diner.

KITCHEN DINER
13'3" x 13'6" [4.04m x 4.13m]

Fitted with a range of wall and base units with laminate work surfaces over and part tiled walls. Incorporating a ceramic sink and drainer with chrome swan neck mixer tap, integrated dishwasher, built in wine rack and space for a range cooker. The room further benefits from a contemporary vertical wall mounted radiator in cream, wall mounted extractor hood, coving to the ceiling, inset spotlights, fully tiled flooring and a set of UPVC double glazed French doors leading out to the rear garden. There is also access to the understairs storage cupboard, which provides space for a freestanding fridge freezer and access via trapdoor and stairs down to the cellar.

UTILITY/W.C.

11'4" x 5'4" [3.46m x 1.64m]

Fitted with a range of wall and base units with laminate work surfaces over, plumbing and drainage for a washing machine, under-counter space for a small fridge or freezer and a low flush WC with concealed cistern and wash basin set above with chrome swan neck mixer tap. Fully tiled flooring, part tiled walls and a contemporary vertical radiator in cream. A timber double glazed Velux style window is set into the sloping ceiling, together with a UPVC double glazed external door leading out to the rear garden.



CELLAR

12'1" x 13'5" [3.69m x 4.10m]

Accessed from the kitchen diner via a trapdoor and staircase, the cellar benefits from a UPVC double glazed window to the front aspect, wall mounted combination boiler, lighting, utility meters and a central heating radiator.

FIRST FLOOR LANDING

With contemporary wall mounted radiator in white, coving to the ceiling, extractor fan/air purifier to the ceiling and a solid wooden door leading into the bathroom.

BEDROOM ONE

12'1" x 13'6" [3.69m x 4.13m]

Having a UPVC double glazed window overlooking the front elevation, coving to the ceiling, picture rail and wall mounted traditional style radiator in white.