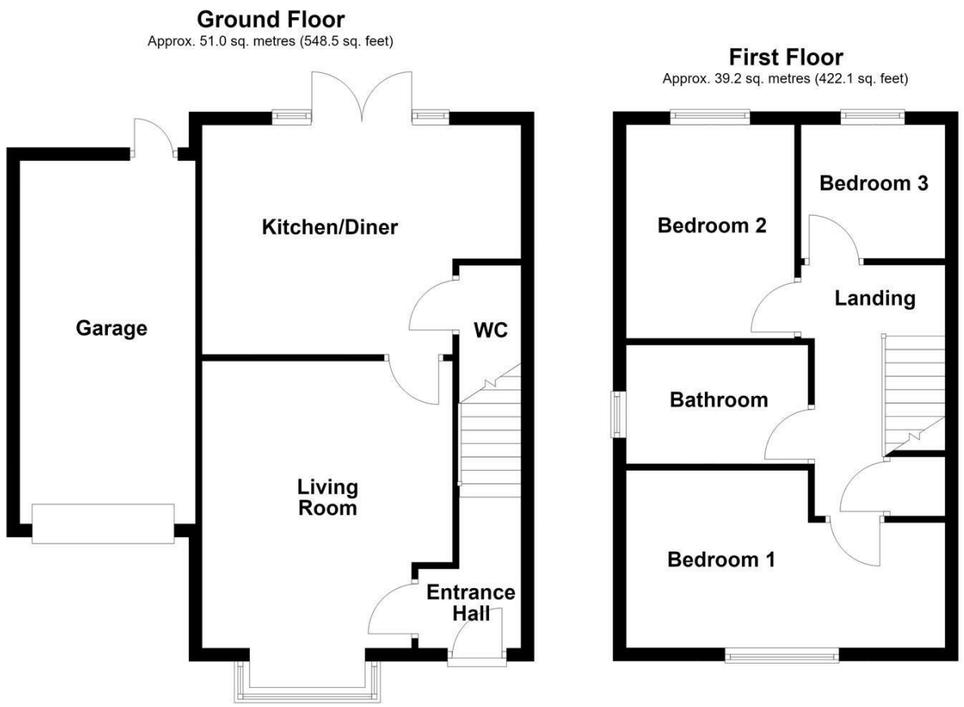


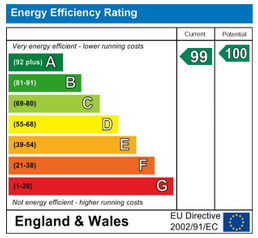
Total area: approx. 90.2 sq. metres (970.6 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

14 Beamshaw Way, Stanley, Wakefield, WF3 4FY

For Sale Freehold £290,000

Nestled within a highly sought after modern development in Stanley, this superbly presented three-bedroom semi-detached home offers a rare opportunity, being one of only two properties of this specific design on the entire development. Featuring well-proportioned accommodation throughout, the property perfectly blends eco-friendly living with modern convenience, boasting both solar panels and an electric vehicle charging point and an A rating energy certificate.

The ground floor opens into an inviting entrance hall with a staircase leading upstairs and direct access into the bright living room. This space flows seamlessly into a contemporary kitchen-diner, which serves as the heart of the home and provides direct access to the rear garden alongside a practical downstairs W.C. Upstairs, the first floor hosts three good-sized bedrooms, a modern house bathroom, and a useful over-stairs storage cupboard. The boarded loft is easily accessible via a pull-down ladder and is fully equipped with power and lighting, offering excellent additional storage.

Externally, the front features a low-maintenance pebbled and planted garden with a limestone paved pathway. A tarmacadam driveway provides off-road parking and leads to the attached garage. The private, fully enclosed south-facing rear garden has been beautifully landscaped with artificial lawn, planted borders, and a composite decked patio, making it an exceptional space for outdoor dining, entertaining, children, and pets.

Ideally located for first-time buyers, professional couples, and growing families, the property enjoys easy access to excellent local schools, amenities, and transport links. Local bus routes operate nearby, while Outwood and Wakefield railway stations provide fast links to Leeds, Manchester, and London. The M1 and M62 motorways are also just a short drive away,

With scenic walks around Stanley Ferry and the Southern Washlands being just a five-minute stroll away, this home offers the perfect balance of connectivity and outdoor leisure.

Only a full internal inspection will truly reveal everything this fantastically presented home has to offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator, alarm cotrol panel, staircase providing access to the first floor landing and door leading through to the living room.

LIVING ROOM

17'4" x 12'6" (5.30m x 3.83m)

UPVC double glazed box bay window overlooking the front elevation and central heating radiator. Door providing access through to the kitchen diner.

KITCHEN DINER

15'10" x 11'5" (4.83m x 3.50m)

Fitted with a modern range of Shaker style wall and base units with laminate work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Five ring gas hob with partial glazed splashback and extractor hood above, integrated double oven, integrated washing machine and integrated fridge freezer. Downlighting, spotlights to the ceiling and central heating radiator. UPVC double glazed French doors opening directly onto the rear garden. The Baxi combination boiler is also housed within the kitchen diner. Access to the downstairs W.C.

DOWNSTAIRS W.C.

6'6" x 3'1" (2.00m x 0.95m)

Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator and extractor fan.

FIRST FLOOR LANDING

Central heating radiator and doors providing access to three bedrooms, the house bathroom and an overstairs storage cupboard. Loft access with pull-down ladder. The loft is boarded for storage and benefits from power and lighting.

BEDROOM ONE

15'11" x 8'10" (4.87m x 2.70m)

UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM TWO

10'7" x 8'8" (3.25m x 2.65m)

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE

7'2" x 7'1" (2.20m x 2.18m)

UPVC double glazed window overlooking the rear elevation and central heating radiator.

HOUSE BATHROOM

9'1" x 6'2" (2.78m x 1.88m)

Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., wash basin set within vanity storage with mixer tap, bath with mixer tap, part tiled walls and shower over. Separate tiled shower enclosure with mains fed shower and glazed screen. Chrome ladder style heated towel radiator and spotlights to the ceiling and extractor fan. Built in glass shelving with down lights.

GARAGE

18'4" x 8'11" (5.60m x 2.73m)

Single attached dry lined garage with remote electric roller door, power and LED lighting. Separate rear access door.

OUTSIDE

To the front is a low maintenance garden with pebbled areas and planted features, together with a limestone paved pathway leading to the entrance door. A tarmacadam driveway provides off road parking for one vehicle and leads to the attached garage. Electric
vehicle charging point. To the rear is a low maintenance landscaped garden, mainly laid with artificial lawn and incorporating planted borders and mature shrubs and flowers. A composite decked patio area provides an ideal space for outdoor entertaining with a porcelain paved area and dedicated dining area with gazebo. The garden is fully enclosed by a combination of timber fencing and walling, making it very private and suitable for both children and pets.

COUNCIL TAX BAND

The council tax band for this property is C.

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.