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

11 Stanley Hall Drive, Wakefield, WF1 4GG

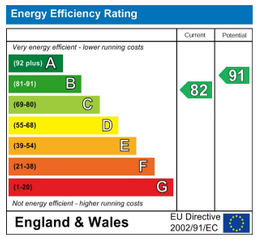
For Sale Freehold £415,000

Situated on the highly desirable City Fields development, close to Pinderfields Hospital is this superbly presented four bedroom detached family home, offering spacious accommodation throughout, driveway parking and attractive enclosed gardens.

The accommodation briefly comprises an entrance hall with access to a downstairs WC, spacious living room, home office and an impressive kitchen dining room with adjoining utility room. To the first floor, the landing provides access to four well proportioned bedrooms and the family bathroom, with the principal bedroom benefitting from en suite shower facilities. Externally, the property enjoys lawned gardens to both the front and rear, together with patio seating areas ideal for outdoor dining and entertaining. A side driveway provides ample off road parking and leads to a detached garage.

The property is ideally located for a range of local amenities and is within close proximity to Pinderfields Hospital, making it particularly suitable for healthcare professionals. Excellent transport links are also available nearby, including convenient access to the motorway network for commuters travelling further afield.

Only a full internal inspection will fully appreciate the space and quality this fantastic family home has to offer. An early viewing is highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
Accessed via a composite front entrance door, with central heating radiator, access to the downstairs WC, study, lounge and kitchen diner, along with staircase leading to the first floor landing.

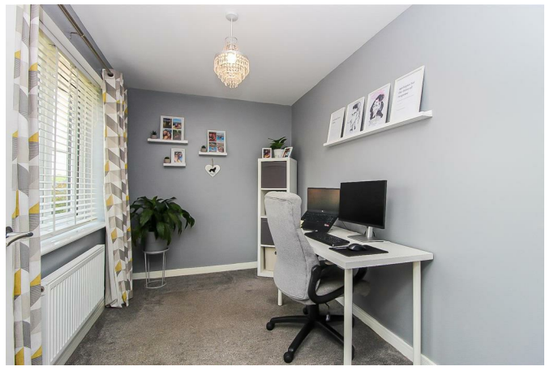
KITCHEN/DINING ROOM
23'2" x 11'3" (7.07m x 3.44m)
UPVC double glazed windows to the front and rear elevations, central heating radiator and a modern fitted kitchen incorporating a range of wall and base units with laminate work surfaces, integrated gas hob, cooker hood, integrated double oven, integrated fridge freezer and integrated dishwasher. Central island providing additional storage and workspace, spotlighting to the ceiling and door leading through to the utility room.

UTILITY ROOM
7'9" x 6'0" (2.37m x 1.85m)
UPVC door to the rear elevation, fitted wall and base units with laminate work surfaces, stainless steel sink and drainer unit, tiled splashbacks, central heating radiator and plumbing for a washing machine and tumble dryer.

W.C.
7'9" x 3'4" (2.37m x 1.03m)
Fitted with a two piece suite comprising low flush WC and wash hand basin with mixer tap, partial wall tiling, central heating radiator and spotlights to the ceiling.

LOUNGE
15'8" x 11'2" (4.79m x 3.42m)
UPVC double glazed French doors leading out to the rear garden with adjoining side window panels, central heating radiator and carpeted flooring with skirting boards.

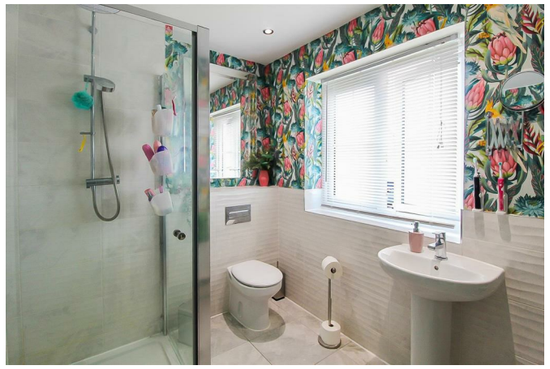
OFFICE
8'0" x 6'11" (2.44m x 2.13m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring with skirting boards.



FIRST FLOOR LANDING
Providing access to four bedrooms, the house bathroom, built in storage cupboard, central heating radiator and loft access.

BEDROOM ONE
16'1" x 13'0" (4.91m x 3.98m)
UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring with skirting boards and access through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'8" x 6'4" (2.36m x 1.95m)
Frosted UPVC double glazed window to the front elevation, fitted with a modern three piece suite comprising walk in shower cubicle with wall mounted shower, low flush WC and wash hand basin with mixer tap. Central heating radiator, spotlights to the ceiling, full tiling within the shower cubicle and partial wall tiling.



BEDROOM TWO
13'1" x 11'5" (4.01m x 3.50m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring with skirting boards.

BEDROOM THREE
11'3" x 9'4" (3.43m x 2.87m)
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring with skirting boards.

BEDROOM FOUR
12'0" x 8'5" (3.68m x 2.59m)
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring with skirting boards.

BATHROOM/W.C.
7'8" x 6'2" (2.35m x 1.90m)
Fitted with a four piece suite comprising corner shower cubicle with glass screen and wall mounted shower, corner bath, wash hand basin with mixer tap and low flush WC. Frosted UPVC double glazed window to the rear elevation, central heating radiator, spotlighting to the ceiling, full tiling within the shower area and partial wall tiling.

OUTSIDE
To the front, the property benefits from low maintenance lawned areas and a side driveway providing ample off road parking for several vehicles, leading to a detached garage with up and over door. The enclosed rear garden is predominantly laid to lawn with brick wall boundaries and a corner patio seating area, ideal for outdoor dining and entertaining.

COUNCIL TAX BAND
The council tax band for this property is E.

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.