



WAKEFIELD
01924 291 294

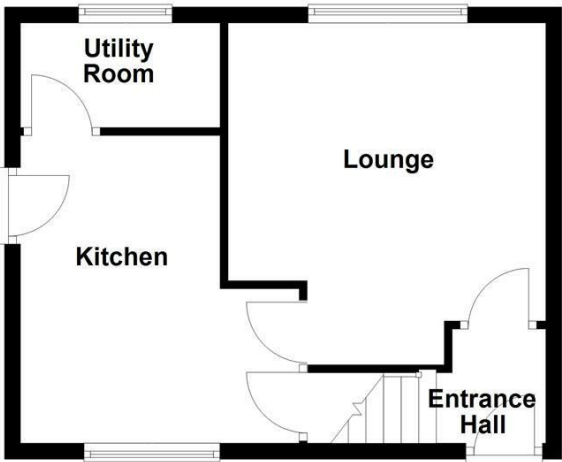
OSSETT
01924 266 555

HORBURY
01924 260 022

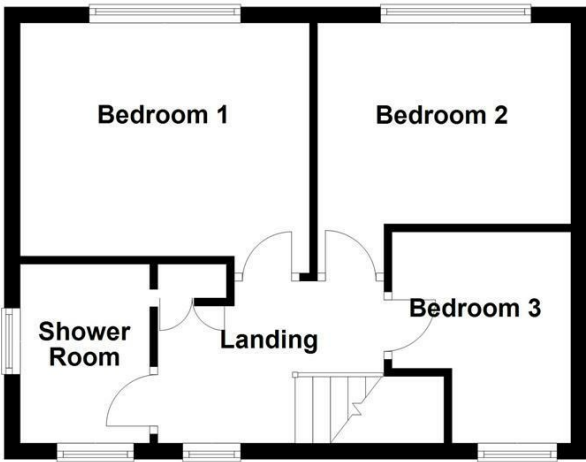
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

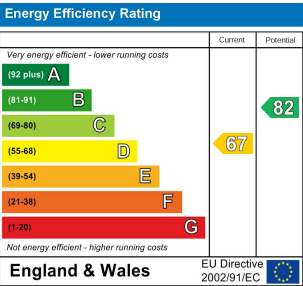


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



101 Standbridge Lane, Wakefield, WF2 7NL

For Sale Freehold £185,000

Set back from the main roadside, this well presented three bedroom end terrace home offers spacious and versatile accommodation, benefitting from gas central heating throughout.

The property briefly comprises an entrance hall, a generously sized lounge, fitted kitchen, and a useful utility room. To the first floor are three bedrooms and a modern shower room with separate WC. Externally, the property enjoys lawned gardens to the front, side, and rear, providing pleasant outdoor space.

Situated in a convenient location, the property is well served by local amenities including shops, schools, and public transport links, with excellent access to the M62 motorway network.

Offered for sale with no onward chain, this home is ideal for first time buyers, couples, or families looking to take their first step onto the property ladder.



ACCOMMODATION

ENTRANCE HALL

Entrance door leads into the entrance hall, which features a radiator and staircase rising to the first floor landing, with coving to the ceiling and access through to the lounge.

LOUNGE

15'0" x 16'5" [4.58m x 5.02m]

A well proportioned reception room featuring a gas fire with marble back and hearth and wooden surround, coving to the ceiling, radiator, and double glazed window overlooking the rear aspect. A door provides access into the kitchen.



KITCHEN

13'8" x 11'1" [max] x 7'1" [min] [4.19m x 3.38m [max] x 2.18m [min]]

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There is plumbing for a washing machine, a radiator, laminate flooring, and tiled splashbacks with coving to the ceiling. Double glazed window overlooks the front aspect, with additional access door to the side and a door leading to a pantry with further storage and plumbing.



UTILITY ROOM

7'3" x 5'6" [2.23m x 1.69m]

Providing additional base units with space for a fridge/freezer, laminate flooring, and a double glazed window to the rear aspect.

FIRST FLOOR LANDING

Stairs rise to the first floor landing, which has loft access, a storage cupboard, coving to the ceiling, and a double glazed window to the front elevation. Doors lead to three bedrooms and the bathroom.

BEDROOM ONE

11'5" x 13'4" [max] x 11'10" [min] [3.50m x 4.08m [max] x 3.62m [min]]

A spacious principal bedroom with a UPVC double glazed window to the rear, coving to the ceiling and a central heating radiator.



BEDROOM TWO

10'8" x 9'2" plus 2'11" x 4'1" [3.26m x 2.80m plus 0.91m x 1.27m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and a walk in area providing additional space.



BEDROOM THREE

10'2" x 7'4" [max] x 5'3" [min] [3.11m x 2.25m [max] x 1.62m [min]]

UPVC double glazed window to the front, coving to the ceiling.



SHOWER ROOM

7'6" x 5'6" [2.29m x 1.68m]

Comprising a low level WC, wash hand basin, and double shower cubicle with mixer shower. Fully tiled walls, wood effect flooring, and two double glazed windows [one to the front and one to the side].



OUTSIDE

Externally, the property benefits from a lawned garden to the front with a pathway leading to the entrance. To the side, there is an enclosed lawned garden with planted borders and a flagged patio seating area.



COUNCIL TAX BAND

The council tax band for this property is A.

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.