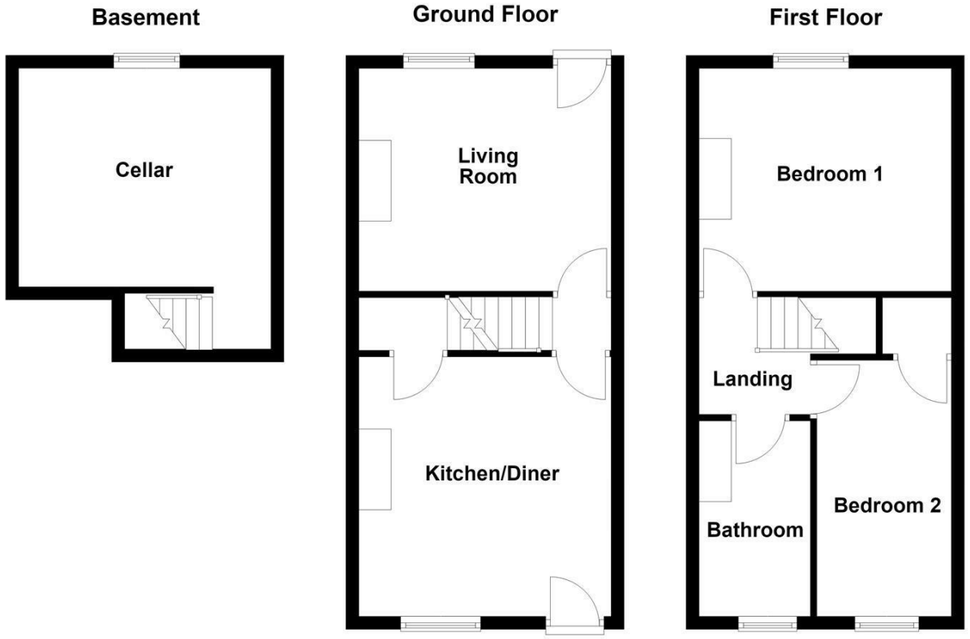
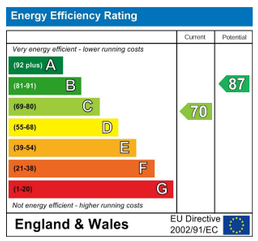


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 Bottom Boat Road, Stanley, WF3 4AY

For Sale Freehold Offers Over £160,000

Situated on the well known Bottom Boat Road in Stanley is this superbly presented and tastefully decorated two bedroom mid terraced home. Offering well proportioned accommodation throughout, including two good sized bedrooms, generous reception space and an enclosed rear garden, the property would make an ideal purchase for first time buyers, professional couples or small families.

The accommodation briefly comprises a spacious kitchen diner with access down to the cellar, together with a hallway providing access to the first floor staircase and living room. The living room in turn provides access to the rear garden. To the first floor are two well proportioned bedrooms and the house bathroom, fitted with a modern three piece suite. Bedroom two benefits from useful overstairs storage, together with access to the loft. Externally, on street parking is available to the front. To the rear is an attractive enclosed garden arranged with allotment style planted beds, mature shrubs, gravelled pathways and a paved patio area, creating an ideal space for outdoor dining and entertaining. The garden is enclosed by timber fencing, making it suitable for children and pets, with neighbouring access retained for bins.

Stanley is a popular and convenient location with a range of local shops, schools and everyday amenities close by, while a wider selection of facilities can be found in Wakefield city centre. Regular bus services operate nearby, while Wakefield's railway stations provide excellent connections to destinations including Leeds, Manchester and London. The M62 motorway network is also within easy reach, making the property particularly convenient for commuters.

Offered for sale with no chain, an early viewing is highly recommended to fully appreciate all that this beautifully presented home has to offer.



ACCOMMODATION

KITCHEN/DINER
13'2" x 12'11" (4.03m x 3.95m)
Fitted with a modern range of Shaker style wall and base units with laminate work surfaces over, incorporating a 1.5 bowl composite sink and drainer with mixer tap and tiled splashbacks. Space for a range style cooker, space and plumbing for a washing machine and space for a fridge freezer. Frosted UPVC double glazed front entrance door leading into the kitchen diner, together with a UPVC double glazed window overlooking the front elevation. Central heating radiator, door providing access down to the cellar and further door leading into the inner hallway.



INNER HALLWAY
Door providing access through to the living room.

LIVING ROOM
11'3" x 12'11" (3.45m x 3.95m)
UPVC double glazed window overlooking the rear elevation, UPVC door providing access to the rear garden and central heating radiator. Fitted with modern electrical sockets incorporating integrated USB charging ports and feature decorative fireplace with stone hearth.



FIRST FLOOR LANDING
Doors providing access to bedrooms one and two and the house bathroom.

BEDROOM ONE
11'3" x 12'11" (3.45m x 3.95m)
UPVC double glazed window overlooking the rear elevation, enjoying far reaching views, and central heating radiator.



BEDROOM TWO
13'3" x 6'10" (4.05m x 2.10m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted with modern electrical sockets incorporating integrated USB charging ports and access to a useful storage cupboard with loft access.



BATHROOM/W.C.
10'0" x 5'7" (3.06m x 1.72m)
Fitted with a concealed cistern low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap with tiled splashback, together with a panelled bath with mixer tap, mains fed overhead shower, separate shower attachment and glazed shower screen. Part wet wall panelling. Frosted UPVC double glazed window overlooking the front elevation, extractor fan, spotlights to the ceiling and chrome ladder style central heating radiator.



OUTSIDE
The rear garden is designed for relatively low maintenance and has an allotment style feel, incorporating paved pathways, mature shrubbery and a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets, with a right of access across the rear for neighbouring properties and bin access.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"I've enjoyed my time living at Bottom Boat, which is a safe and friendly neighbourhood, with lovely walks right on the doorstep. The nearby riverside path along the River Calder has been a favourite, offering peaceful scenery and an ideal setting for anyone who enjoys spending time in nature. I completely renovated my house when I moved in 5 years ago. I replastered the walls and had a new bathroom and kitchen fitted, with new carpets, and had the electrics in the house rewired. I also damp proofed the kitchen wall. The cellar is also a great and usable storage space. "

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.

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.