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58 Stanley Parkway, Wakefield, WF3 4FR

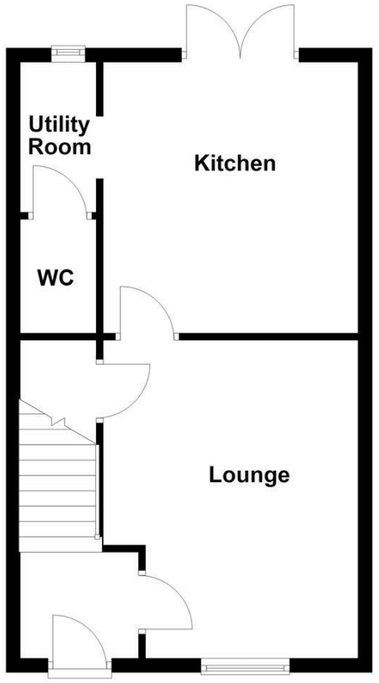
For Sale Freehold Guide Price £250,000 - £260,000

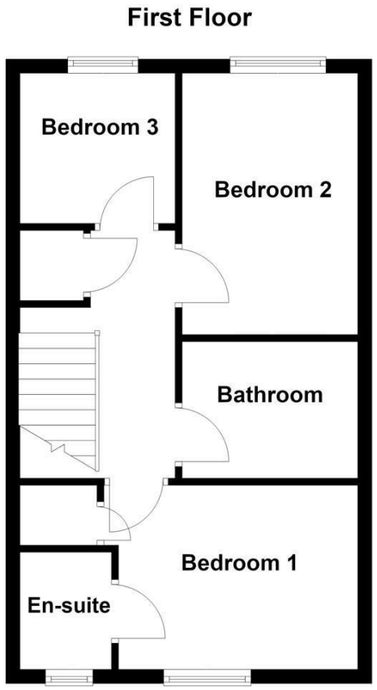
A modern and well presented three bedroom semi detached home, situated in the popular Stanley area of Wakefield and ideally suited to first time buyers, young families or professional couples.

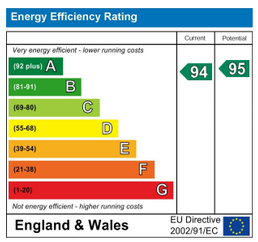
The accommodation briefly comprises an entrance hall leading into the lounge, which benefits from useful understairs storage and access into the modern kitchen diner. The kitchen includes a range of fitted units and integrated appliances, with patio doors opening directly onto the rear garden. A separate utility area provides space and plumbing for a washing machine and also houses the combination boiler, with access through into the downstairs W.C. To the first floor are three bedrooms and the house bathroom, with bedroom one benefitting from its own en suite shower room. Loft access is also available from the landing. Externally, to the front is a double tarmacadam driveway providing off road parking, while to the rear is an enclosed garden with flagged patio area and low maintenance artificial lawn.

The property benefits from UPVC double glazing and gas central heating throughout and is well placed for a range of local shops, amenities and schools. Wakefield city centre, Pinderfields Hospital and the motorway network are all within convenient reach, making this an excellent location for commuters.

Only a full internal inspection will truly reveal everything this ready to move into 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
Composite front entrance door leading into the entrance hall. Central heating radiator, carpeted flooring and staircase providing access to the first floor landing. Opening leading through into the lounge.

LOUNGE
14'5" x 11'4" (4.40m x 3.47m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring, central heating radiator and useful understairs storage cupboard. Opening through into the kitchen diner.



KITCHEN DINER
12'7" x 10'7" (3.86m x 3.25m)
Fitted with a range of wall and base units with work surfaces over, incorporating a composite sink and drainer with mixer tap. Four ring induction hob with splashback and extractor hood above, integrated oven and space for an American style fridge freezer. UPVC double glazed window overlooking the rear elevation and UPVC double glazed patio doors opening onto the rear garden. Vinyl flooring, central heating radiator and access into the utility room.

UTILITY ROOM
Space and plumbing for a washing machine with laminate work surface over. UPVC double glazed window overlooking the rear elevation. The combination boiler is also housed within the utility area. Opening through into the downstairs W.C.

DOWNSTAIRS W.C.
5'7" x 3'2" (1.72m x 0.98m)
Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Vinyl flooring and central heating radiator.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Carpeted flooring and loft access. Doors provide access to three bedrooms and the house bathroom.

BEDROOM THREE
6'9" x 6'4" (2.08m x 1.94m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiato

HOUSE BATHROOM
7'4" x 5'2" (2.26m x 1.60m)
Fitted with a three piece suite comprising panelled bath with chrome taps and tiled surround, wall mounted wash basin with mixer tap and tiled splashback and low flush W.C. Vinyl flooring, central heating radiator and extractor fan.

BEDROOM ONE
11'4" x 10'4" (3.46m x 3.15m)
Double bedroom with UPVC double glazed window overlooking the front elevation. Carpeted flooring, central heating radiator and access into the en suite shower room.



EN SUITE SHOWER ROOM
6'5" x 4'3" (1.98m x 1.30m)
Fitted with a three piece suite comprising low flush W.C., wall mounted wash basin with mixer tap and tiled splashback and walk-in double shower enclosure with tiled surround, shower attachment and mixer controls. Vinyl flooring, central heating radiator, extractor fan and frosted UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
Double bedroom with fitted carpets, UPVC double glazed windows and central heating radiator.



OUTSIDE
To the front is a double tarmacadam driveway providing off road parking. A flagged pathway leads to the front entrance door. To the rear is an enclosed garden with flagged patio area and a large low maintenance artificial lawn. The garden is enclosed by timber fencing and enjoys a northerly facing aspect.



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.