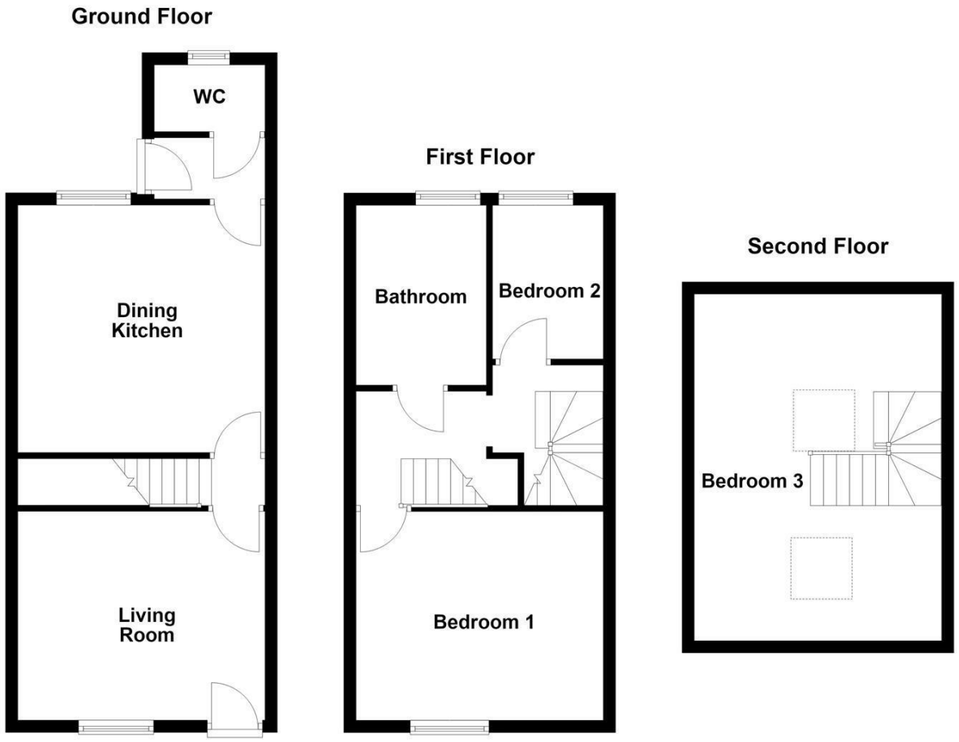
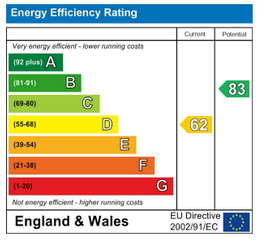




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



19 Bottom Boat Road, Stanley, Wakefield, WF3 4AR

For Sale Freehold £179,950

Recently redecorated and presented to an excellent standard throughout is this attractive three bedroom traditional terraced home, arranged over three floors and enjoying a highly convenient position with countryside walks close at hand. Offered with no chain, the property combines character, space and practicality and is ideally suited to first time buyers, professional couples and young families alike.

The accommodation briefly comprises a welcoming living room positioned to the front of the property, leading through to an inner hallway and a well proportioned dining kitchen. The kitchen is fitted with a modern range of units and integrated cooking facilities, with a rear entrance porch and useful utility/WC completing the ground floor accommodation. To the first floor is a generous double bedroom to the front with views towards the River Calder, a further single bedroom to the rear and a contemporary four piece family bathroom finished with a modern white suite and chrome fittings. The second floor is home to a spacious third bedroom, featuring Velux style windows set within characterful sloping ceilings and providing a bright and versatile additional space. Externally, the property benefits from paved gardens to both the front and rear, offering low maintenance outdoor space.

Situated within a popular residential area on the northern fringe of Wakefield, the property is conveniently positioned for a range of local shops, schools and recreational facilities. An abundance of countryside walks can be enjoyed nearby, whilst Wakefield city centre offers a wider selection of amenities and excellent access to the national motorway network.

An early viewing is highly recommended to fully appreciate all that this attractive home has to offer.



ACCOMMODATION

LIVING ROOM
13'1" x 11'1" (4.00m x 3.40m)
UPVC front entrance door leading into the living room, with double glazed window overlooking the front elevation. Part panelled walls, central heating radiator and wood effect laminate flooring.



INNER HALLWAY
Staircase providing access to the first floor.

DINING KITCHEN
13'1" x 13'1" (4.00m x 4.00m)
Window overlooking the rear elevation and fitted with a good range of unused contemporary wall and base units with butcher block effect laminate work surfaces over. Unused stainless steel sink unit, unused four ring stainless steel gas hob with extractor hood above, built-in oven and a slimline dishwasher. Central heating radiator, ceramic tiled flooring and useful understairs storage cupboard.

REAR ENTRANCE PORCH
5'10" x 3'3" (1.80m x 1.00m)
Panelled timber rear entrance door, ceramic tiled flooring and central heating radiator.

W.C.
3'7" x 3'3" (1.10m x 1.00m)
Frosted window overlooking the rear elevation, low flush W.C. and wall mounted wash basin. Ventilation outlet, space and power supply for a tumble dryer, space and plumbing for a washing machine and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING
Doors lead to two bedrooms and the bathroom.

BEDOROM ONE
13'1" x 11'1" (4.00m x 3.40m)
Window overlooking the front elevation with far reaching views towards the River Calder and central heating radiator.



BEDROOM TWO
8'2" x 5'10" (2.50m x 1.80m)
Window overlooking the rear elevation and central heating radiator.



BATHROOM/W.C.
9'10" x 6'10" (3.00m x 2.10m)
Frosted window overlooking the rear elevation, part tiled walls and fitted with a four piece white and chrome suite comprising roll top bath with telephone style shower attachment, separate shower cubicle with glazed screens, pedestal wash basin and low flush W.C. Chrome ladder style heated towel radiator.



BEDROOM THREE
18'8" x 12'9" (5.70m x 3.90m)
Velux style roof windows to both the front and rear, set within characterful sloping ceilings. Central heating radiator.



OUTSIDE
To the front of the property is a paved buffer style garden. To the rear is an enclosed paved yard with gated access to the back lane. Across the lane is a further paved 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.

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.