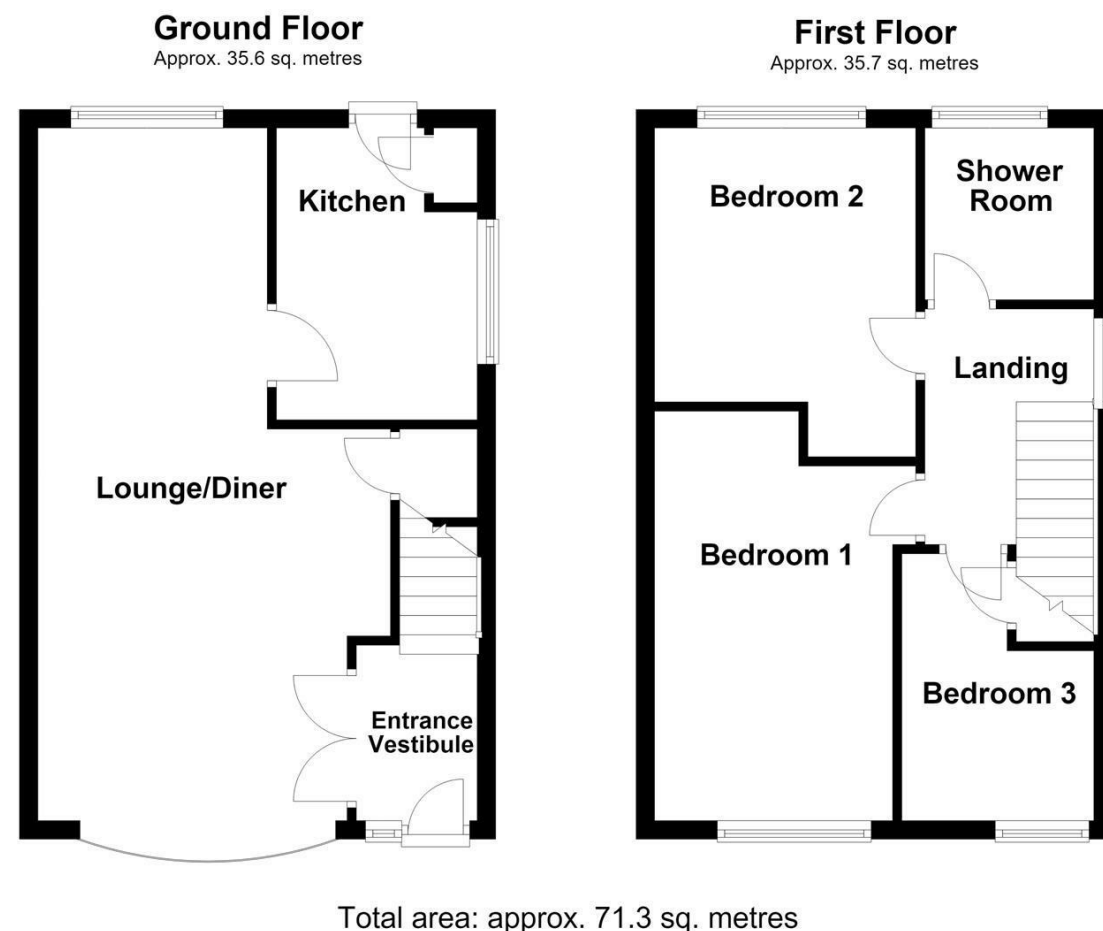


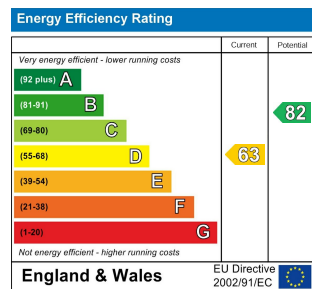


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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27 Noon Close, Stanley, Wakefield, WF3 4PT

For Sale Freehold £199,950

This well proportioned three bedroom semi detached home occupies a desirable cul-de-sac position within the popular village of Stanley. The property is well placed for a range of local amenities and provides convenient access to the motorway network, making it ideal for commuters.

The accommodation is arranged over two floors and briefly comprises an entrance hall, a spacious open plan through lounge and a fitted kitchen. To the first floor are three bedrooms and the house bathroom. Externally, the property benefits from gardens to the front and rear, together with a driveway to the side leading to a larger than average detached garage.

While the property would benefit from some modernisation, it offers excellent potential to create a superb first time buyer or family home. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A front facing UPVC double glazed entrance door with an adjacent obscure glazed side panel leads into the entrance hall. There is a staircase rising to the first floor, a double central heating radiator and timber glazed doors leading into the open plan lounge diner.

LOUNGE AREA

13'4" x 12'7" [4.08m x 3.86m]

The lounge area features a front-facing UPVC double glazed bow window, a double central heating radiator and a feature fireplace with an inset electric fire. There is also a useful downstairs storage cupboard and an open archway leading through to the dining area.



DINING AREA

10'6" x 8'0" [3.21m x 2.44m]

The dining area has a rear facing UPVC double glazed window, a double central heating radiator and a door leading through to the kitchen.



KITCHEN

11'1" x 7'1" [3.40m x 2.17m]

Fitted with a range of wall and base units with complementary wood effect work surfaces over, incorporating a one-and-a-half bowl stainless steel sink and drainer with chrome swan-neck mixer tap. There is space and plumbing for an undercounter washing machine, tiled walls, tiled flooring and a side-facing UPVC double glazed window. A composite glazed door provides access to the rear garden, while a useful built in storage cupboard provides shelving.

FIRST FLOOR LANDING

The first floor landing has a side-facing UPVC double glazed window, access to the loft and doors leading to the three bedrooms and house bathroom.

BEDROOM ONE

14'9" x 8'7" [4.52m x 2.62m]

A well proportioned double bedroom with a front-facing UPVC double glazed window, double central heating radiator and carpeted flooring.



BEDROOM TWO

9'1" x 10'9" [2.79m x 3.30m]

A further double bedroom with a rear-facing UPVC double glazed window, double central heating radiator and carpeted flooring.



BEDROOM THREE

9'11" x 6'9" [3.03m x 2.08m]

The third bedroom has a front facing UPVC double glazed window and a useful cupboard positioned over the bulkhead, which houses the combination central heating boiler.



BATHROOM

6'0" x 6'1" [1.83m x 1.86m]

Fitted with a three piece suite comprising a pedestal wash basin, low flush W.C. and walk in shower enclosure with an electric shower. The room also benefits from fully tiled walls and flooring, ceiling spotlights and a rear facing UPVC double glazed frosted window.



OUTSIDE

To the front of the property is a low maintenance lawned garden with hedge boundaries. A gated driveway extends along the side of the property, providing ample off road parking and leading to a larger than average detached garage with an up-and-over door. To the rear is a paved patio seating area leading onto a lawned garden with fenced and hedged boundaries.



COUNCIL TAX BAND

The council tax band for this property is B.

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.