



WAKEFIELD
01924 291 294

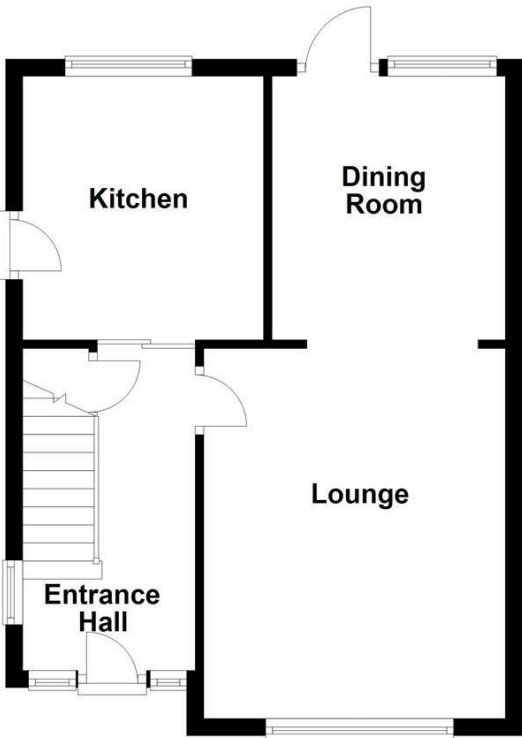
OSSETT
01924 266 555

HORBURY
01924 260 022

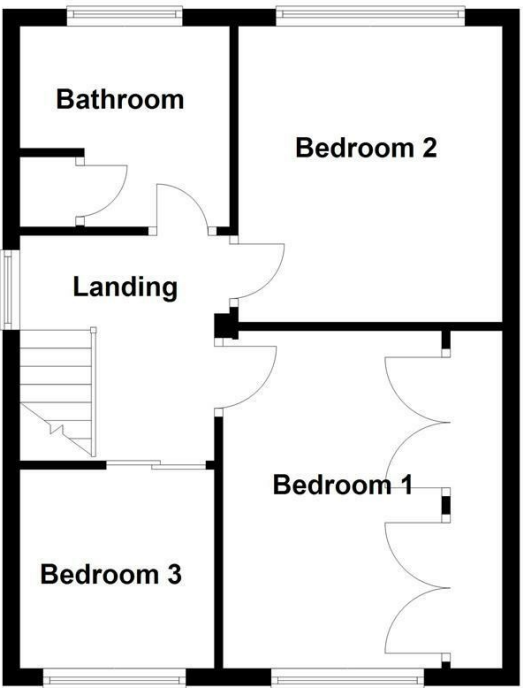
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

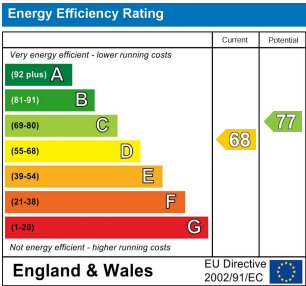


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



7 Riverdale Drive, Stanley, Wakefield, WF3 4LE

For Sale Freehold £220,000

Situated in the popular part of Stanley is this three bedroom semi detached home in need of modernisation however offering huge potential.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, kitchen, lounge and dining room. Stairs to the first floor lead to three well proportioned bedrooms and main house bathroom. Outside, lawned garden to the front and block paved driveway to the side providing off street parking leading to the detached garage. To the rear is a low maintenance flagged garden with greenhouse and timber shed.

Stanley plays host to a range of amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no chain and vacant possession, the property offers potential to further extend or develop further, subject to consent. An ideal home for the first time buyer, couple or family looking to gain access onto the property market.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door with frosted window panels, stairs to the first floor landing, radiator, dado rail, coving to the ceiling, UPVC double glazed frosted window to the side, sliding door to the kitchen and doors to the understairs storage cupboard and lounge.

KITCHEN

9'2" x 9'2" [2.8m x 2.81m]

Range of wall and base units with work surface over incorporating 1 1/2 sink and drainer, integrated oven and grill, four ring gas hob with pull out filter hood. Integrated fridge/freezer, space and plumbing for a washing machine and dishwasher. UPVC double glazed window to the rear, radiator and composite door to the side.

LOUNGE

11'7" x 15'1" [3.55m x 4.60m]

UPVC double glazed window to the front, radiator, coving to the ceiling, gas fire with tiled back, hearth and wood surround. Archway into the dining room.



DINING ROOM

8'8" x 8'10" [2.65m x 2.71m]

Radiator, coving to the ceiling, serving hatch into the kitchen, UPVC double glazed window and door to the rear.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, dado rail, UPVC double glazed frosted window to the side, doors to three bedrooms and bathroom.

BEDROOM ONE

12'5" x 9'1" [3.81m x 2.79m]

Built in wardrobes to one side of the wall, UPVC double glazed window to the front, radiator, coving to the ceiling and dado rail.



BEDROOM TWO

11'10" x 10'4" [3.63m x 3.16m]

UPVC double glazed window to the rear, coving to the ceiling and radiator.



BEDROOM THREE

7'6" x 7'6" [2.30m x 2.30m]

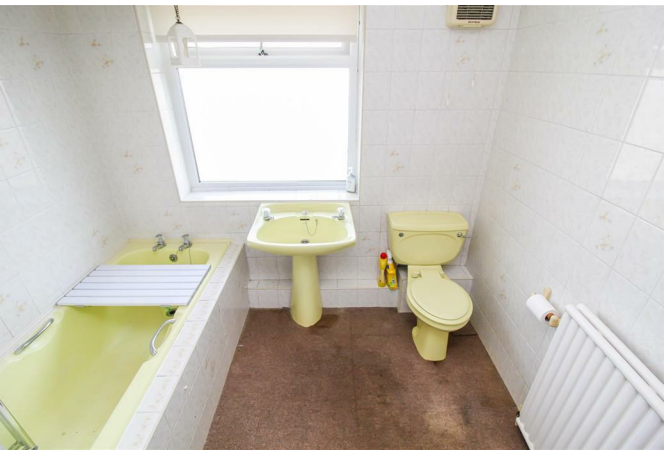
UPVC double glazed window to the front, radiator and coving to the ceiling.



BATHROOM/W.C.

7'8" x 7'11" [max] [2.36m x 2.43m [max]]

Low flush w.c., pedestal wash basin and bath with mixer shower over, UPVC double glazed frosted window to the rear, airing cupboard and radiator.



OUTSIDE

There is a lawned garden to the front and block paved driveway to the side providing off street parking leading to the brick built detached garage with up and over door. There is a low maintenance flagged garden to the rear with greenhouse and timber framed shed,



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.

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.