



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



**Call Tudor Sales & Lettings on
0113 282 3056 for more
information or to arrange a
viewing!**

Beautifully Presented Three Bedroom Semi-Detached Home – Corner Plot with Generous Gardens & Garage

Tudor Sales & Lettings are delighted to bring to market this very well presented three bedroom semi-detached home, ideally positioned on a generous corner plot on Gainsborough Way in Stanley, Wakefield.

One of the standout features of this property is the extensive outdoor space. Occupying a prime corner position, the home benefits from gardens to the front, side and rear elevations, providing excellent space for families, entertaining or future landscaping potential.

The accommodation is well laid out and briefly comprises:

Ground Floor – A modern kitchen diner offering ample space for everyday living and dining, alongside a comfortable lounge ideal for relaxing.

First Floor – Three well proportioned bedrooms and a family bathroom.

The property further benefits from double glazing and gas central heating throughout.

Externally, the gardens are predominantly laid to lawn, complemented by a pleasant patio seating area. To the rear, there is a driveway providing off-street parking which leads to a detached garage.

Early viewing is highly recommended to fully appreciate the space and position this fantastic home has to offer.

For further information or to arrange a viewing, contact Tudor Sales & Lettings on 0113 282 3056.

Kitchen/Diner 5.10m x 3.20m (16' 9" x 10' 6")

Modern kitchen/diner with a range of wall and base units and integrated appliances consisting of: oven with hob and extractor fan over, sink with mixer tap and fridge freezer. Double glazed French style patio doors and window.

Living Room 4.60m x 3.10m (15' 1" x 10' 2")

Living room with feature panelling, double glazed window and central heating radiator.

Bedroom 1 4.60m x 3.10m (15' 1" x 10' 2")

Double bedroom with built-in wardrobes, double glazed window and central heating radiator.

Bedroom 2 3.20m x 3.10m (10' 6" x 10' 2")

Double bedroom with double glazed window and central heating radiator.

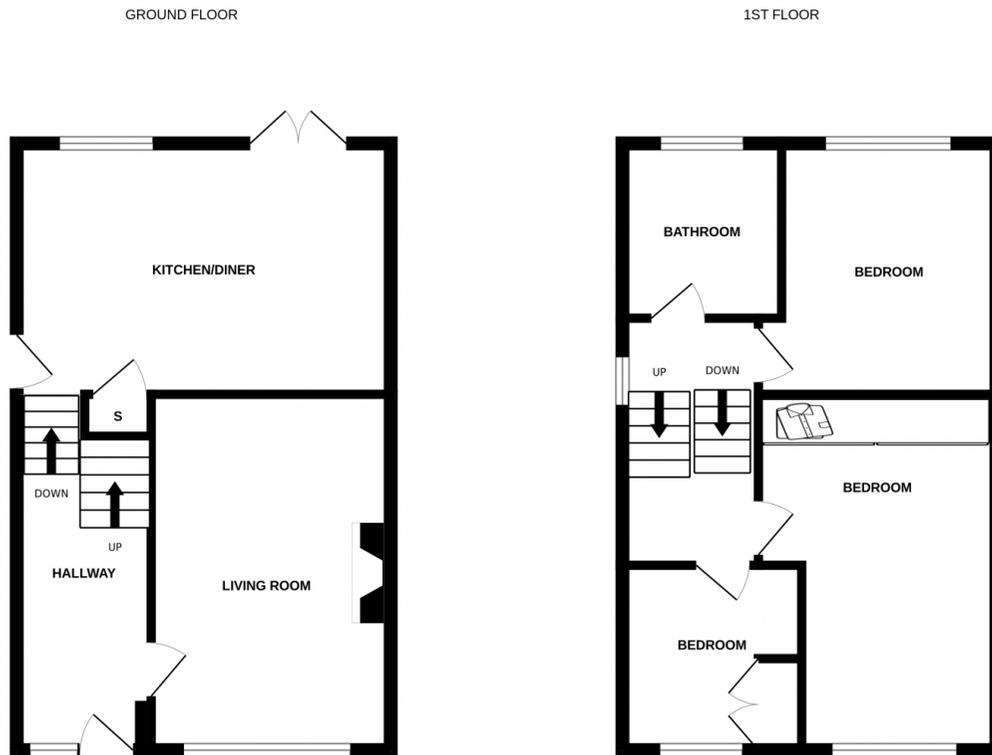
Bedroom 3 2.40m x 2.40m (7' 10" x 7' 10")

Single bedroom with built-in wardrobes, double glazed window and central heating radiator.

Bathroom 6' 5" x 7' 4" (1.96m x 2.24m)

Modern fitted bathroom with white three piece suite comprising of bath with screen and shower over, hand basin with storage under and WC. Tiled to bath area, double glazed window with privacy glass and a heated towel rail.

Offers in the region of £265,000
Gainsborough Way, Stanley



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: Gainsborough Way, Stanley



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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