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

26 Beaumont Street, Stanley, Wakefield, WF3 4HG

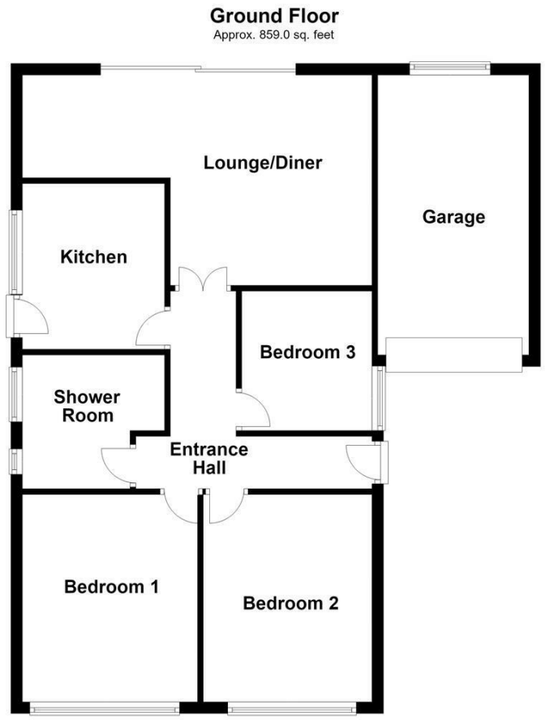
For Sale Freehold £300,000

A fantastic opportunity to purchase this beautifully presented three bedroom detached true bungalow, finished to an excellent standard throughout and offering spacious, modern accommodation. Benefitting from three good sized bedrooms, a stunning contemporary kitchen, generous off road parking and an attached single garage, the property is ideally suited to those seeking stylish and comfortable single level living.

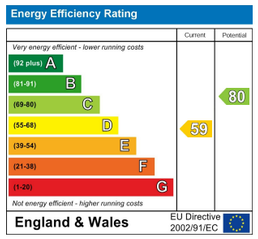
The accommodation is approached via a welcoming entrance hall, which provides access to three well proportioned bedrooms and a modern three piece shower room. The stunning fitted kitchen features a range of contemporary units and integrated appliances, while the spacious lounge diner provides an excellent setting for both relaxing and entertaining, with sliding patio doors opening directly onto the rear garden with uninterrupted panoramic views which change with the seasons. Externally, the property benefits from a low maintenance gravelled garden to the front, complemented by established shrubs and planting. A block paved driveway provides ample off road parking and continues along the side of the property to the attached single garage, which benefits from an electric up and over door, power and lighting. A paved pathway to the opposite side provides access to the attractive low maintenance rear garden. A generous paved patio creates an ideal space for al fresco dining and entertaining, overlooking a gravelled garden with raised planted borders to two sides. The garden is enclosed by timber panel fencing on two sides, providing a pleasant and private outdoor space.

The property is conveniently positioned within easy reach of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M62/M1 motorways network is also only a short drive away, making the property particularly convenient for those commuting further afield.

Offered for sale with no chain and vacant possession, an early viewing is highly recommended to fully appreciate the quality, accommodation and finish this impressive bungalow has to offer.



Total area: approx. 859.0 sq. feet



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.

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*your home may be repossessed if you do not keep up repayments on your mortgage

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ACCOMMODATION

ENTRANCE HALL

Composite side entrance door leading into the entrance hall. Central heating radiator, inset spotlights to the ceiling and loft access to the partially boarded loft with power, electrics and lighting accessed via a pull down ladder. Five doors provide access to three bedrooms, the shower room and the modern fitted kitchen. Double timber doors with glazed inserts lead through to the lounge diner at the rear.

BEDROOM ONE

11'10" x 9'10" (3.62m x 3.01m)

UPVC double glazed window overlooking the front aspect and central heating radiator.

BEDROOM TWO

11'10" x 9'8" (3.62m x 2.95m)

UPVC double glazed window overlooking the front aspect and central heating radiator.

BEDROOM THREE

7'4" x 7'11" (2.25m x 2.43m)

UPVC double glazed window overlooking the side aspect and central heating radiator. Versatile space with the potential to be used as an office or dining room.

SHOWER ROOM/W.C.

7'6" x 7'10" (2.29m x 2.41m)

Fitted with a generous shower enclosure with sliding glazed door, mixer shower with overhead shower head and separate shower attachment, low flush W.C. and wash basin with chrome mixer tap set within high gloss vanity drawers. Half tiled walls, inset spotlights to the ceiling, white ladder style radiator and two frosted UPVC double glazed windows overlooking the side aspect.

KITCHEN

7'10" x 9'2" (2.40m x 2.81m)

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. Integrated oven and grill, four ring gas hob with glass splashback and extractor hood above, stainless steel single drainer sink with swan neck mixer tap, integrated fridge freezer and space and plumbing for a washing machine. UPVC double glazed window overlooking the side aspect, UPVC double glazed external door, central heating radiator, inset spotlights to the ceiling and under-unit lighting.

LOUNGE/DINER

20'0" x 11'10" (6.11m x 3.62m)

UPVC double glazed three panelled sliding patio doors and windows opening onto the rear garden offering uninterrupted panoramic views which change with the seasons. Modern wall mounted electric fire with remote control and two central heating radiators.

OUTSIDE

To the front is a low maintenance pebbled garden with established shrubs and planting. A block paved driveway runs along the side of the property, providing off road parking for several vehicles and leading to the attached single garage. There is also an outside light positioned by the side entrance door, together with a block paved pathway providing access towards the rear garden. To the rear is a low maintenance garden incorporating a generous paved patio area, ideal for outdoor dining and entertaining. The remainder is predominantly pebbled with raised planted borders to two sides and is fully enclosed by timber fencing.

GARAGE

16'0" x 8'5" (4.90m x 2.58m)

Attached single garage with electric up and over door, power and lighting. The garage houses the condensing combination boiler and also benefits from a frosted UPVC double glazed window overlooking the rear aspect.

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.