



WAKEFIELD
01924 291 294

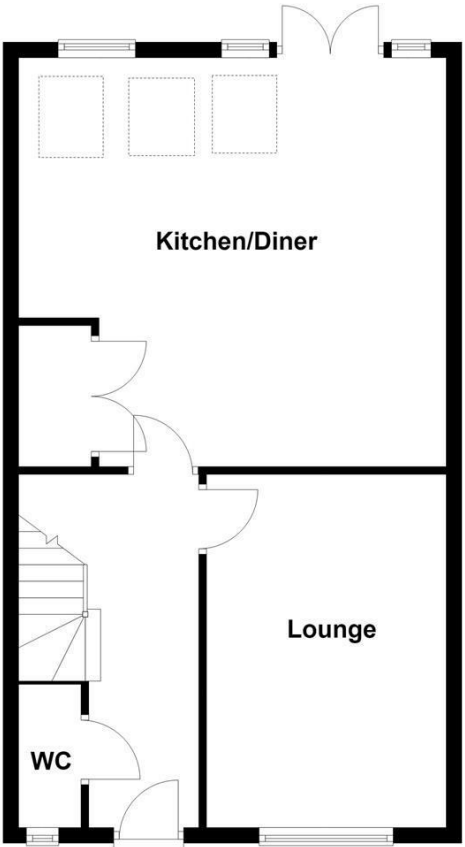
OSSETT
01924 266 555

HORBURY
01924 260 022

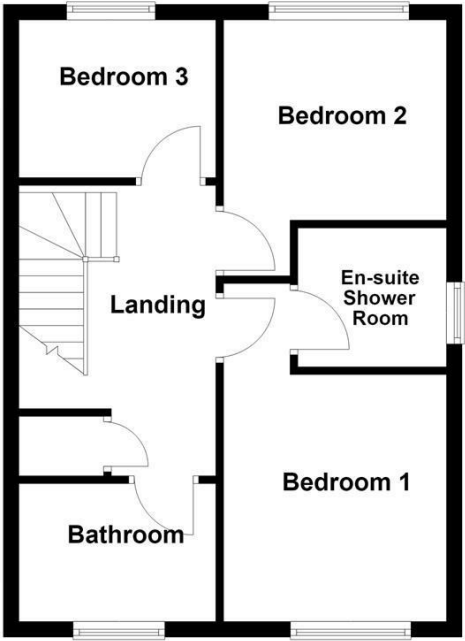
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

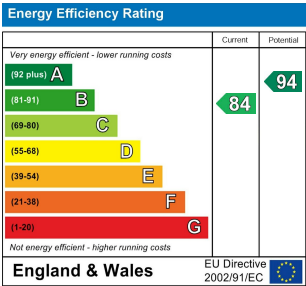


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



77 Beamshaw Way, Stanley, Wakefield, WF3 4FY

For Sale Freehold £345,000

Occupying a tucked away position within this modern and attractive development is this well presented three bedroom detached family home, offering spacious and versatile accommodation throughout. The property also benefits from a roof ventilation system and programmable thermostats within the entrance hall and principal bedroom, providing zoned heating control.

The entrance hall provides access to the downstairs WC, living room and open plan kitchen, living and dining area. The living room features bespoke built-in shelving to either side of the television unit, with a fireplace below. The impressive open plan kitchen, living and dining space forms the heart of the home. It features a pitched ceiling with Velux windows, French doors opening onto the landscaped rear garden and a range of integrated appliances. A separate utility room provides additional practicality, making this an ideal space for everyday family life and entertaining. To the first floor, the landing provides access to three well proportioned bedrooms and a modern four piece house bathroom. The principal bedroom further benefits from its own en suite shower room. Externally, the property enjoys an attractive lawned garden to the front, with a paved pathway leading to the covered entrance porch. A tandem driveway to the side provides off road parking for three vehicles and leads to the detached single garage, which features a manual up-and-over door, power and lighting. A timber gate provides access to the enclosed rear garden, which features two composite seating areas ideal for outdoor dining and entertaining, an attractive lawn and planted borders edged with railway sleepers. A substantial timber shed is positioned behind the garage and also benefits from power and lighting. The garden is enclosed by timber fencing to all three sides and further benefits from an outside water connection and exterior lighting. The property enjoys open aspect views over the neighbouring allotments and has ten solar panels fitted to the roof, helping to reduce electricity costs and generating an annual return from the grid.

Situated within easy reach of local amenities, schools and regular bus services to and from Wakefield city centre, the property is also well placed for access to both the M1 and M62 motorway networks, making it ideal for commuters.

A quality family home in a sought after position, which deserves an early viewing.

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ACCOMMODATION

ENTRANCE HALL

A front entrance door leads into the entrance hall, featuring decorative wall mouldings with a dado rail, Karndean flooring, a central heating radiator and a staircase with handrail rising to the first floor landing. Doors provide access to the downstairs WC, living room and open plan kitchen, living and dining room. There is also an open understairs storage area with a fitted shelf and useful shoe storage.

DOWNSTAIRS W.C.

6'1" x 3'1" [1.86m x 0.95m]

Fitted with a low flush WC and pedestal wash basin with mixer tap and tiled splashback. Further features include decorative wall mouldings with a dado rail, Karndean flooring, a central heating radiator and a UPVC double glazed frosted window overlooking the front aspect.

LIVING ROOM

15'1" x 10'5" [4.60m x 3.18m]

A well proportioned reception room with a UPVC double glazed window overlooking the front aspect and a central heating radiator. The focal point is an electric fire set on a tiled hearth with a solid wood mantel above. Bespoke fitted library shelving and storage units sit to either side of the integrated television and fireplace unit.



OPEN PLAN KITCHEN DINER

18'1" x 17'0" [max] x 14'7" [min] [5.53m x 5.20m [max] x 4.45m [min]]

An impressive open plan family space with Karndean flooring and a timber clad feature wall. UPVC double glazed French doors, with adjoining side panels, open onto the landscaped rear

garden. There is also a further UPVC double glazed window overlooking the rear aspect, fitted with a bespoke fly screen. The kitchen is fitted with a range of dark blue shaker style wall and base units, complemented by laminate work surfaces. There is a 1 1/2 bowl stainless steel sink and drainer with mixer tap, an integrated full size dishwasher, twin oven and grill, five ring gas hob, glass splashback and extractor hood above. Further features include under-cabinet lighting, a pull-out pantry cupboard and an integrated fridge with separate freezer below. Three UPVC double glazed Velux windows are set within the pitched ceiling, together with inset spotlights. The living area also has a central heating radiator and LED strip lighting positioned behind the television area.

UTILITY CUPBOARD

The double doored utility cupboard has a laminate work surface, plumbing and space for a washing machine and room for a tumble dryer beneath the counter. It also houses the wall mounted combination boiler and benefits from lighting, an extractor fan and Karndean flooring.

FIRST FLOOR LANDING

The landing provides access to the loft, three bedrooms, the house bathroom and a useful storage cupboard positioned over the stairs.

BEDROOM ONE

13'10" x 9'9" [max] x 10'7" [min] [4.24m x 2.98m [max] x 3.23m [min]]

A spacious principal bedroom with a UPVC double glazed window overlooking the front elevation, fitted fly screen, central heating radiator and timber-clad feature walls. A door leads into the en suite shower room.



EN SUITE SHOWER ROOM

6'3" x 5'5" [1.92m x 1.67m]

Fitted with a three piece suite comprising an enclosed shower cubicle with solid glass door, chrome handle, mixer shower and fully tiled walls, a low flush WC and wall mounted wash basin with mixer tap. The wash basin is set above a high gloss vanity drawer with chrome handle, with a tiled splashback and vanity mirror above. Further features include a chrome ladder style radiator, inset ceiling spotlights and a UPVC double glazed frosted window overlooking the side elevation.



BEDROOM TWO

10'0" x 11'1" [max] x 8'6" [min] [3.07m x 3.39m [max] x 2.60m [min]]

A well proportioned bedroom with a UPVC double glazed window overlooking the rear elevation, fitted fly screen and a central heating radiator.



BEDROOM THREE

7'10" x 7'4" [2.39m x 2.24m]

Featuring a UPVC double glazed window overlooking the rear elevation, fitted fly screen and a central heating radiator.



BATHROOM

8'2" x 6'3" [2.51m x 1.93m]

Fitted with a modern four piece suite comprising a wall mounted wash basin with mixer tap, tiled splashback and vanity drawer below, a panelled bath with mixer tap and shower

attachment, a low flush WC and an enclosed shower cubicle. The shower enclosure has a solid glass screen with chrome handle, mixer shower and fully tiled walls. Further features include inset ceiling spotlights, glass corner shelving, a chrome ladder style radiator and a UPVC double glazed frosted window overlooking the front elevation.



LOFT

The loft is partially boarded through the central section, providing useful storage space.

OUTSIDE

To the front is an attractive lawned garden with a central pathway leading to the entrance door. A timber framed porch with tiled roof provides shelter above the entrance, with an exterior light positioned beside the door. A tandem driveway to the side provides off road parking for three vehicles and benefits from an electric vehicle charging point. The driveway leads to a detached single garage with a manual up-and-over door, power and lighting. A timber gate provides access to the landscaped rear garden. Immediately behind the property is a composite decked seating area with a timber pergola above, creating an ideal space for outdoor dining and entertaining. The garden is mainly laid to lawn, with established planted borders edged by solid railway sleepers. A further L shaped composite seating area is positioned in the opposite corner. A paved pathway runs from the side gate through the garden, complemented by laminate effect and slate edging. A substantial timber outbuilding is positioned behind the garage and benefits from power, lighting, a fitted workbench, entrance door and single glazed side window overlooking the garden. This versatile space could be used as a home office, bar, games room or workshop.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is D.

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.