



WAKEFIELD
01924 291 294

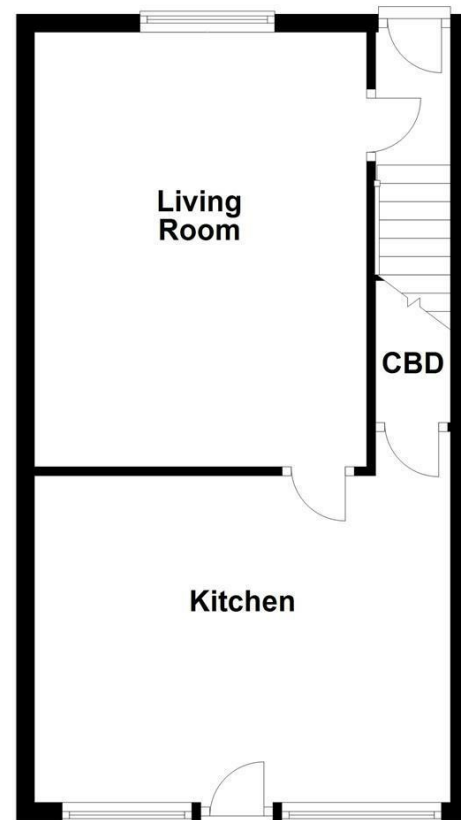
OSSETT
01924 266 555

HORBURY
01924 260 022

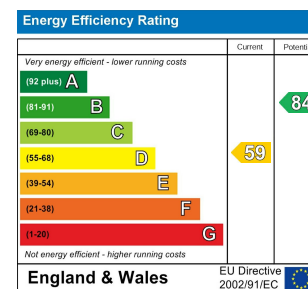
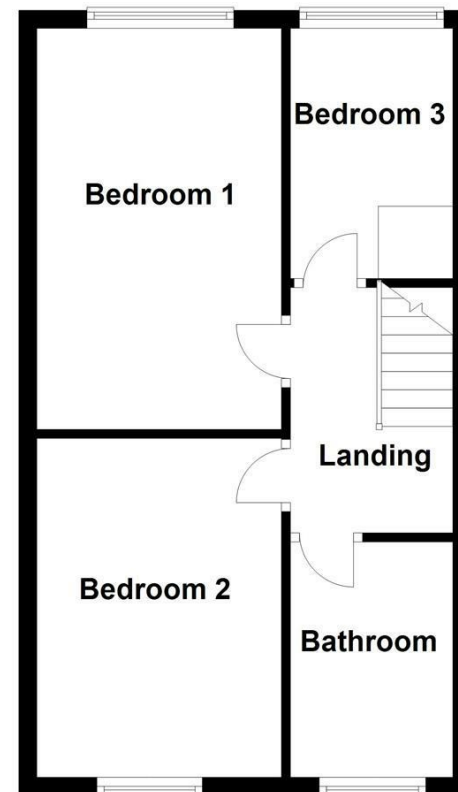
NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844

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.



12 Moor Grove, Stanley, Wakefield, WF3 4EN

For Sale Freehold £195,000

Situated in Stanley is this well presented three bedroom mid town house benefitting from attractive front and rear gardens, additional loft room and stunning rural rear views of fields.

The property briefly comprises of kitchen and living room with access to a further hallway. The first floor landing leads to three bedrooms and the house bathroom with access to the additional loft room, which could be used for a variety of purposes. Outside to the front, the garden is pebbled with planted features and a paved pathway leading to the front door and a paved patio area. To the rear, the garden is mainly laid to lawn with planted borders and decked and paved patio areas with stunning rural views of fields behind.

This property would make an ideal purchase for a range of buyers including first time buyers, professional couples or the growing family. Only a full internal inspection will reveal all this quality home has to offer and an early viewing is highly advised to avoid disappointment.



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ACCOMMODATION

KITCHEN

15'1" x 12'5" [max] x 10'11" [min] [4.62m x 3.79m [max] x 3.34m [min]]
 Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back, space and plumbing for a cooker with partial stainless steel splash back and extractor hood, space and plumbing for a washing machine. UPVC double glazed windows either side of the door, central heating radiator, door through to the living room, coving to the ceiling and dado rail. Worcester Bosch boiler is housed within the kitchen and further door leading to understairs storage cupboard.

LIVING ROOM

15'10" x 12'1" [max] x 10'0" [4.84m x 3.69m [max] x 3.07m]
 UPVC double glazed window to the rear, central heating radiator, door to further hallway, coving to the ceiling, ceiling rose, dado rail and gas fire with marble hearth, surround and laminate and wooden mantle.



HALLWAY

Central heating radiator, stairs to the first floor landing and UPVC double glazed frosted door to the rear garden.

FIRST FLOOR LANDING

Loft access to boarded loft room and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

14'6" x 8'10" [4.42m x 2.71m]
 Central heating radiator and UPVC double glazed window to the rear.



BEDROOM TWO

12'5" x 8'10" [3.79m x 2.71m]
 Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.



BEDROOM THREE

6'1" x 9'1" [1.86m x 2.79m]
 Central heating radiator and UPVC double glazed window to the rear.



BATHROOM/W.C.

6'0" x 8'9" [1.84m x 2.68m]
 Central heating radiator, UPVC double glazed frosted window to the front, decorative panelling, low flush w.c., pedestal wash basin, bath with mixer tap and shower head attachment with glass shower screen.



ADDITIONAL LOFT ROOM

13'3" x 14'11" [4.06m x 4.57m]
 Currently used as storage/gym, could be used for a variety of purposes. Velux skylight to ceiling and power and light within.



OUTSIDE

To the front of the property the garden features pebbled areas, planted features, paved pathway to a further paved patio area, perfect for outdoor dining and entertaining, which leads to the front door and is enclosed by timber fencing and hedging. To the rear there are stunning rural views onto fields behind with a garden laid to lawn incorporating decked and paved patios with planted borders and enclosed by timber fencing and hedging. There is a separate single garage with manual up and over door.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
 "A lovely quiet location and we have had no issues at all in the 20 plus years that we have lived here. Tucked away, but is also close enough to the local amenities. There is easy access to motorway links. Having a lovely view at the back, with a suntrap garden. There is also fibre broadband installed at the property."

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.