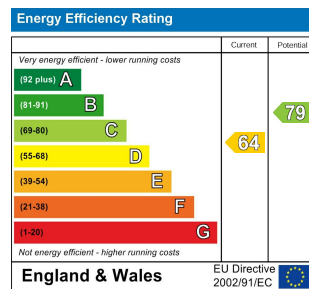
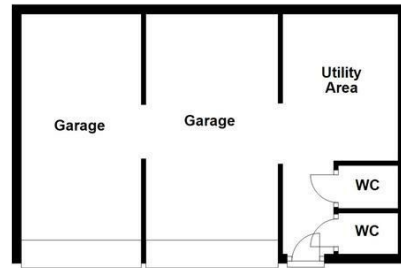


Ground Floor



**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
 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\*

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 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.



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**132 Newmarket Lane, Stanley, Wakefield, WF3 4BY**

**For Sale Freehold £460,000**

Enjoying a substantial plot is this two bedroom detached true bungalow benefiting from fitted furniture to both bedrooms, living room enjoying open aspect views, modern kitchen and off road parking for over eight vehicles via the driveway, courtyard and detached garage block.

The accommodation fully comprises entrance hall, living room, bathroom/w.c., dining room, kitchen, bedroom one with en suite shower room/w.c. and a second bedroom. Outside to the front there is an extensive driveway with lawned garden aside and a block paved court yard area providing off road parking for over eight cars and leading to the detached garage block with twin electric doors and utility room. The rear garden has a further lawn and patio area.

Enjoying a semi rural location, yet still within close proximity to amenities and schools in Stanley. Local bus routes travel to and from both Wakefield and Leeds. The M62 motorway network is a short drive away.

A full internal inspection will reveal all that is on offer at this quality home.



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#### BEDROOM TWO

11'5" x 9'9" to wardrobes [3.50m x 2.98m to wardrobes]  
UPVC double glazed window to the side, coving to the ceiling, inset spotlights to the ceiling, central heating radiator. Fitted wardrobes to one wall with mirrored sliding doors.



#### KITCHEN

8'11" x 11'6" [2.73m x 3.52m]

A modern fitted kitchen with two UPVC double glazed windows to the rear, UPVC double glazed window to the side and a UPVC double glazed window to the front enjoying a triple aspect. Composite rear entrance door. A range of wall and base high gloss units with laminate work surface over, tiled walls, tiled floor, integrated Neff double oven and grill, five ring gas hob and cooker hood over, space for a large fridge freezer, coving to the ceiling, plumbing and drainage for a washing machine, integrated full size Hotpoint dishwasher, LED strip lighting.

#### BEDROOM ONE

12'10" x 11'11" max x 11'0" min [3.93m x 3.65m max x 3.36m min]

Coving to the ceiling, inset spotlights to the ceiling, bow UPVC double glazed window to the front, central heating radiator and a range of fitted furniture including wardrobes, drawers and bedside cabinets. Door into the en suite shower room/w.c.

#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed front entrance door with sunlight at the side, loft access, coving to the ceiling, central heating radiator, archway into the dining room, doors to the bedrooms, living room and the bathroom/w.c.

##### LIVING ROOM

11'10" x 15'0" [3.63m x 4.58m]

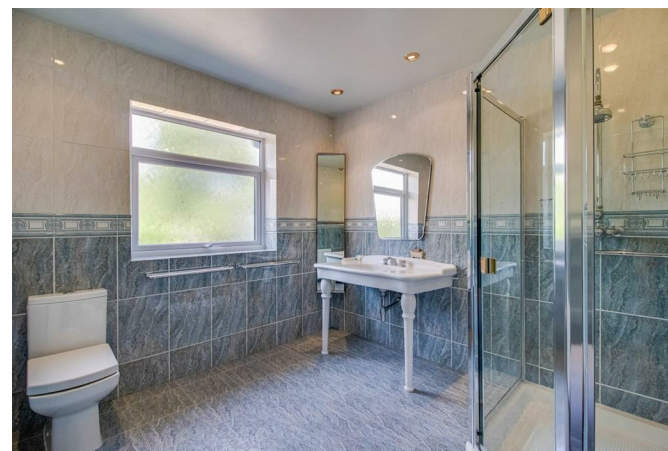
UPVC double glazed window to the side, UPVC double glazed French doors to the rear with UPVC double glazed windows to either side, living flame effect gas fire with marble hearth, matching interior and a white alabaster surround, coving to the ceiling, inset spotlights to the ceiling, central heating radiator.



##### BATHROOM/W.C.

9'4" x 8'10" [2.87m x 2.71m]

Enclosed larger than average shower cubicle having mixer shower with rain shower head, a large ceramic wash basin with mixer tap, low flush w.c., fully tiled walls and floor, central heating radiator, UPVC double glazed frosted window to the rear, inset spotlights to the ceiling, extractor fan to the ceiling.



##### DINING ROOM

11'6" x 9'11" [3.53m x 3.03m]

Dual aspect windows with UPVC bow double glazed window to the front, UPVC double glazed window to the side, coving to the ceiling, inset spotlights to the ceiling, central heating radiator and an archway into the kitchen.



##### EN SUITE SHOWER ROOM/W.C.

8'0" x 10'5" [2.46m x 3.20m]

Low flush w.c., large ceramic wash basin with chrome mixer tap and vanity mirror, walk in shower cubicle with shower screen, mixer shower with rain shower head and shower attachment. UPVC bow double glazed frosted window to the front, central heating radiator, tiled floor, chrome ladder style radiator, inset spotlights to the ceiling, all mounted extractor fan and double door storage cupboard with chrome handles.



#### OUTSIDE

There are double cast iron electric gates providing access onto the large block paved driveway, planted borders and lawned garden area, fruit trees, large paved patio area ideal for entertaining and dining purposes. The driveway continues to the detached garage block with twin electric roller doors, power and light as well as providing access to utility room. A block paved courtyard area providing off road parking for at least eight vehicles. A block paved patio area at the rear with lawned garden and is open aspect to the field. Fully enclosed by walled surrounds. Outside power socket, outside water connection.



#### UTILITY ROOM (GARAGE)

8'1" x 16'11" [2.48m x 5.17m]

Laminate work surface, space for electrical appliances, wall hung wash basin, timber doors into two w.c.'s. Power and light.

#### COUNCIL TAX BAND

The council tax band for this property is E

#### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

#### 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.