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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 15 Colley Gardens, Stanley, WF3 4AS

### For Sale Leasehold £145,000

Nestled into a cul-de-sac location of nine apartments is this two bedroom ground floor apartment. Superbly presented throughout and benefiting from well proportioned accommodation including good size reception space, access to communal gardens and gas central heating throughout.

The property briefly comprises entrance hall, storage cupboard, open plan lounge/kitchen/dining room, two bedrooms, bedroom one with en suite shower room and separate bathroom/w.c. The open plan lounge/kitchen/dining room leads out to the communal garden (only for the use of number 15 and the neighbouring property), which is mainly laid to lawn with paved patio area and is fully enclosed. There is allocated parking.

Located within a sought-after area, this property resides in Stanley. Stanley offers a range of local amenities and enjoys excellent connectivity to Wakefield and Leeds via Junction 41 of the M1 or Junction 30 of the M62. Additionally, Outwood Railway Station is conveniently located just a short drive away, enhancing transportation accessibility.

This beautiful property would make an ideal home for a range of buyers including first time buyers, professional couples or those looking for a buy to let in the Stanley area and only a full internal inspection will truly show what is to offer at this quality apartment.





## ACCOMMODATION

### ENTRANCE HALL

10'6" x 6'2" max x 3'10" min [3.21m x 1.89m max x 1.19m min]

Front entrance door, central heating radiator, doors to the open plan lounge kitchen diner, two bedrooms and bathroom/w.c. Access to a storage cupboard and coving to the ceiling.

### OPEN PLAN LOUNGE KITCHEN DINER

24'0" x 16'6" max x 9'4" min [7.34m x 5.04m max x 2.85m min]

UPVC double glazed window to the side, set of UPVC double glazed French doors to the garden area and two central heating radiators. The kitchen has a range of newly fitted units and appliances with quartz work surface over, inset stainless steel sink with built in drainer and mixer tap. Four ring induction hob with glass splashback and stainless steel extractor hood above, integrated dishwasher, integrated washing machine, integrated fridge freezer and Ideal combi boiler.



### BEDROOM ONE

12'11" x 8'8" [3.94m x 2.65m ]

Fitted wardrobes, UPVC double glazed window to the side, central heating radiator, coving to the ceiling, door into the en suite shower room/w.c.



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

5'4" x 3'1" [1.63m x 0.96m]

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, low flush w.c., wall mounted wash basin and a shower cubicle with electric shower head attachment. Extractor fan, fully tiled.



### BEDROOM TWO

13'1" x 10'1" max [4.01m x 3.08m max]

Fitted wardrobes, central heating radiator, frosted UPVC double glazed window to the rear, coving to the ceiling.



### BATHROOM/W.C.

5'4" x 6'9" [1.63m x 2.08m]

Frosted UPVC double glazed window to the side, extractor fan, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mains fed shower head attachment and shower screen. Fully tiled.



## OUTSIDE

Allocated parking space and visitors parking space, bike store and communal lawn at the front. To the garden area [accessed via the lounge kitchen diner] there is a communal rear lawn [only for the use of number 15 and the neighbouring property] incorporating some paved patio areas. Enclosed by timber fencing and walls.



## LEASEHOLD

The service charge is £1,121.44 [pa] and ground rent £200.00 [pa]. The remaining term of the lease is 984 years [2024]. A copy of the lease is held on our file at the Wakefield office.

## COUNCIL TAX BAND

The council tax band for this property is B

## 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.