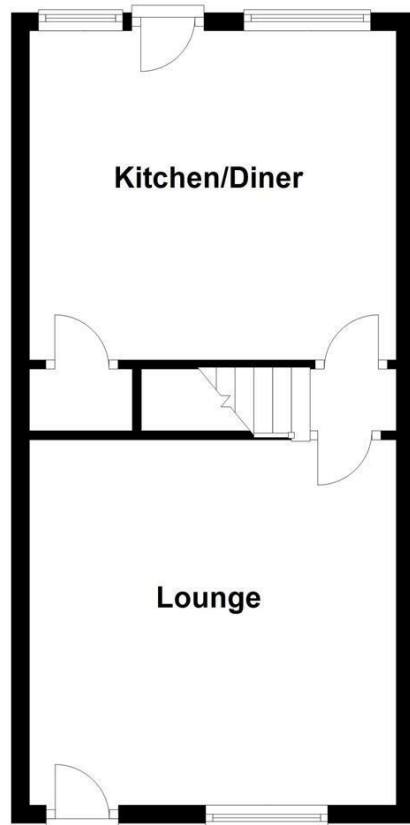


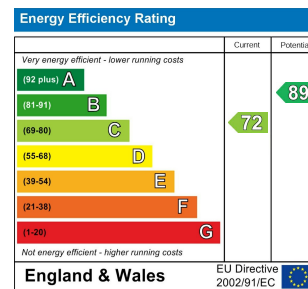
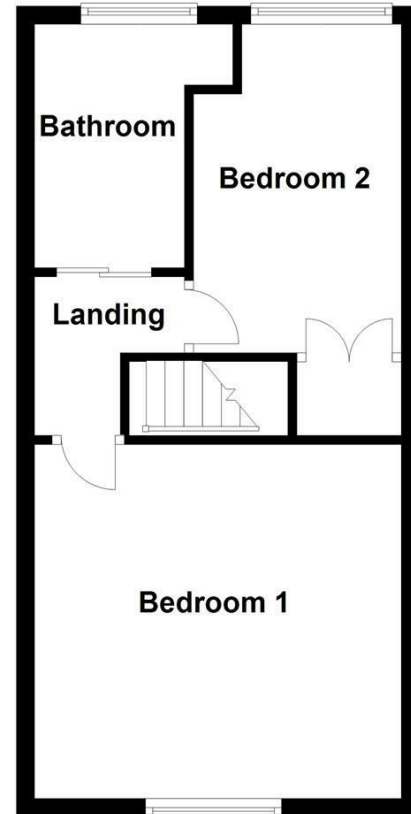


**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

**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.



**172 Aberford Road, Stanley, Wakefield, WF3 4NP**

**For Sale Freehold £154,950**

In a convenient location with easy access to Wakefield and the motorway networks, this charming two bedroom terrace property offers a delightful blend of comfort and convenience.

Upon entering the property, you are greeted by a tastefully decorated lounge, Adjacent to the lounge is the dining kitchen, thoughtfully designed with modern fixtures and ample space. To the first floor, you'll find a spacious main bedroom, along with a well-proportioned second bedroom. The modern house bathroom boasts contemporary amenities, including a shower mixer. Outside, Outside to the property is a private and enclosed rear garden which has a paved and levelled patio area perfect for dining or entertaining, small front garden and view overlooking the golf course. The property also benefits from two dedicated parking spaces to the rear of the property.

Stanley is well served by local amenities and is extremely convenient for daily travel to Wakefield and Leeds via the motorway network from Junction 41 of the M1 or Junction 30 of the M62. Outwood Railway Station is also only a short drive away.

This well presented home is ideal for the first time buyer or young couple looking to gain access onto the property market and an internal viewing is recommended.



#### ACCOMMODATION

##### LOUNGE

13'2" x 13'4" [4.03m x 4.07m]

Gas central heating radiator, UPVC double glazed window to the front aspect, central gas fire.



##### DINING KITCHEN

13'1" x 11'6" [4.00m x 3.51m]

Range of modern fitted wall and base units, integral oven with four ring gas hob, extractor over, tiled splashback, tile effect vinyl flooring, plumbing for freestanding washing machine, gas

central heating radiator, UPVC double glazed window to the rear aspect.



#### FIRST FLOOR LANDING

##### BEDROOM ONE

13'2" x 13'3" [4.03m x 4.06m]

Gas central heating radiator, UPVC double glazed window to the front aspect.



##### BEDROOM TWO

14'8" x 8'0" [4.48m x 2.44m]

Gas central heating radiator, UPVC double glazed window to the rear aspect.



##### HOUSE BATHROOM

8'9" x 6'2" [2.67m x 1.89m]

Modern fitted white three piece suite, low flush WC pedestal sink basin, panel bath with chrome mixer shower over. Gas central heating radiator, UPVC double glazed window to the rear aspect.

#### OUTSIDE

Outside to the property is a private and enclosed rear garden which has a paved and levelled patio area perfect for dining or entertaining, small front garden and view overlooking the golf course. The property also benefits from two dedicated parking spaces to the rear of the property.



#### COUNCIL TAX BAND

The council tax band for this property is A

#### EPC RATING

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

#### 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.