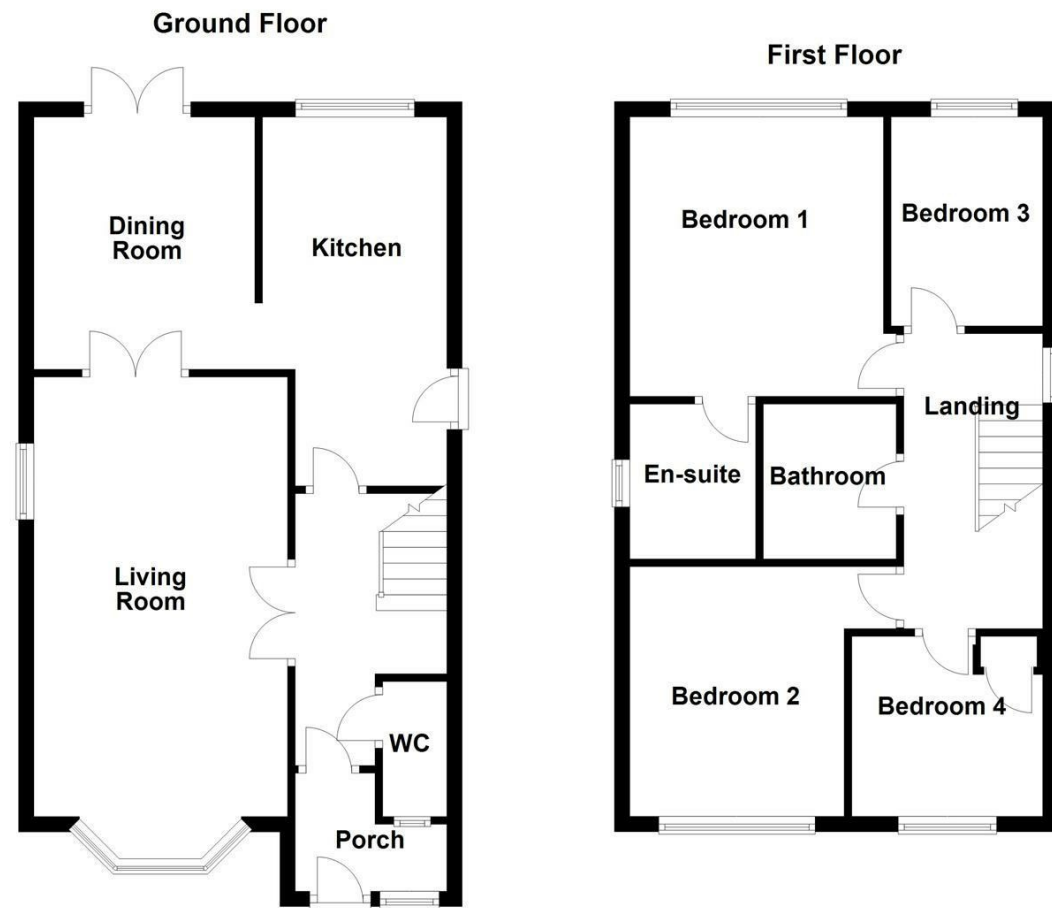




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 8 Stonecroft, Stanley, Wakefield, WF3 4HA

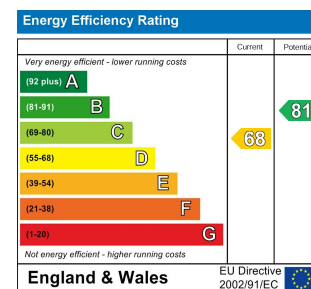
**For Sale Freehold £335,000**

The property is double glazed throughout with UPVC windows in light oak to the outside and white to the inside. Occupying a cul-de-sac location in Stanley is this superbly presented four bedroom detached family home benefitting from off street parking, double garage and rear gardens.

The property briefly comprises entrance porch leading to the hallway, downstairs w.c., living room, dining room and kitchen. The first floor landing has access to four bedrooms (bedroom one with en suite shower room) and family bathroom/w.c. Outside, the property has ample driveway parking and detached double garage. There are two small garden areas to the front of the property.

Situated in Stanley, the property is ideally located for all local shops and amenities including schools, whilst also being well positioned for the motorway network for those looking to commute further afield.

Finished to a high standard, the property is ready to move into and would make a superb family home.



**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.

**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





## ACCOMMODATION

### ENTRANCE PORCH

UPVC front entrance door.

### ENTRANCE HALL

Laminate flooring, access to downstairs w.c. and central heating radiator.

### W.C.

Low flush w.c., wash hand basin with vanity unit, heated towel radiator and UPVC double glazed frosted window to the front elevation.

### LIVING ROOM

19'0" x 10'9" [5.8m x 3.3m]

UPVC double glazed bay window to the front elevation, two central heating radiators, laminate flooring and double doors through to the dining room.



### DINING ROOM

12'1" x 9'6" [3.7m x 2.9m]

UPVC double French doors leading out to the rear garden, laminate flooring and central heating radiator. Door leading through to the kitchen.



### KITCHEN

15'8" x 7'10" [4.8m x 2.4m]

Freestanding kitchen with an array of wall and base units for storage, stainless steel double sink with wood work tops and induction hob, electric oven and separate microwave. UPVC double glazed window to the rear elevation and side entrance door.

### FIRST FLOOR LANDING

Access to four bedrooms and family bathroom.

### BEDROOM ONE

11'9" x 11'0" [3.6m x 3.36m]

UPVC double glazed window to the rear elevation, central heating radiator and door leading to the en suite.



### EN SUITE/W.C.

6'6" x 5'3" [2.0m x 1.61m]

UPVC double glazed frosted window to the side elevation, three piece suite comprising corner shower cubicle, wash hand basin with vanity unit and low flush w.c. Heated towel radiator and half tiled walls.

### BEDROOM TWO

12'1" x 9'3" [3.7m x 2.82m]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE

8'10" x 6'11" [2.71m x 2.12m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FOUR

8'6" x 7'11" [2.61m x 2.42m]

UPVC double glazed window to the front elevation, built in storage cupboard and central heating radiator.

### BATHROOM/W.C.

5'8" x 6'7" [1.74m x 2.03m]

Fully tiled bathroom suite with wall mounted shower over the bath, wash hand basin with vanity unit and low flush w.c. Heated towel radiator.



## OUTSIDE

To the front of the property there is a tarmac driveway with ample space for several cars leading to a detached garage with remotely controlled electrically operated door and power and light. There is a 'dusk till dawn' security light to the garage which illuminates the front of the property. Gated access to both sides of the property with walkway leading to the rear garden with decked patio seating area and bush and shrubbery with pebbled borders and two storage sheds. There is a motion sensor operated security light to the rear of the property.



## COUNCIL TAX BAND

The council tax band for this property is E.

## 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.