



Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

6 Moorland Place, Stanley, Wakefield, WF3 4ET

For Sale Freehold £125,000

Traditional terraced property offering well proportioned rooms, modernised and presented to a high standard and set in this highly desirable location with long distance views over farmland.

With gas fired central heating and sealed unit double glazed windows, this attractive property is approached via the dining kitchen, which is a well proportioned room fitted out to a good standard and a with a lovely focal point of a decorative pot bellied stove. To the rear the property has a comfortable sitting room that overlooks the rear garden and has a contemporary gas fire inset into the wall. To the first floor the master bedroom has a broad range of fitted wardrobes incorporating a television point as well as a useful over stair wardrobe. The second bedroom enjoys fantastic far reaching views over the adjoining farmland and the bathroom is fitted to a high standard with a contemporary four piece white and chrome suite. Outside, to the front, the property has a gravelled parking area together with a useful wooden shed, whilst, to the rear there is an enclosed garden with established raised herb beds and specimen trees.

This pretty house is situated on the Northern fringe of Stanley with a rural outlook and yet within easy reach of the local facilities. Wakefield city centre is less than 4 miles away and junction 30 of the M62 motorway is only around 1.3 miles away.

OPEN 7 DAYS A WEEK



ACCOMMODATION

DINING KITCHEN

15' 1" x 12' 9" (4.6m x 3.9m)

Window to the front and double glazed UPVC door to the front, coving to the ceiling, central heating radiator, ceramic flooring and fitted with an attractive range of wooden fronted wall and base units with laminate worktops and tiled splashback, 1 1/2 bowl stainless steel sink unit, four ring gas hob, plumbing and space for a washing machine, built in oven and a feature fireplace with a period style cast iron stove. Space for fridge and freezer, door to under stair cupboard.



LIVING ROOM

12' 1" x 11' 9" (3.7m x 3.6m)

Window overlooking the garden, coving to the ceiling, central heating radiator and a feature pebble effect inset gas fire.

REAR ENTRANCE HALL

UPVC door out to the garden and a double central heating radiator, stairs to the first floor.

FIRST FLOOR LANDING

Loft access hatch with a fold down ladder leading to the part boarded loft.

BEDROOM ONE

12' 1" x 11' 9" (3.7m x 3.6m)

Window overlooking the garden, full width fitted wardrobes with mirror fronted sliding doors, central heating radiator and an overstairs built in cupboard.



BEDROOM TWO

13' 1" x 9' 2" (4.0m x 2.8m)

With a window to the front taking full advantage of the views over the adjoining fields. Central heating radiator.



BATHROOM/W.C

7' 10" x 5' 6" (2.4m x 1.7m)

Fitted with an attractive contemporary white and chrome four piece suite comprising panelled bath with shower attachment over, separate shower cubicle with a Triton electric shower, pedestal wash basin and low suite w.c. Part tiled walls, ceramic tiled floor, chrome ladder style heated towel rail, extractor fan and frosted double glazed window to the front.

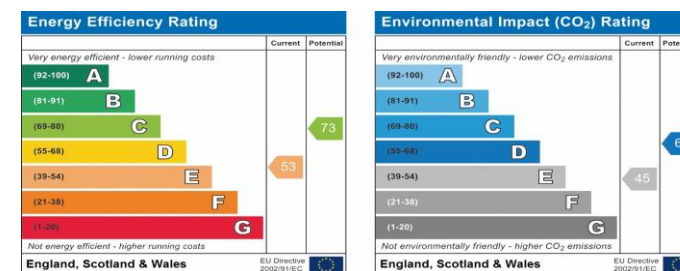


OUTSIDE

To the front, the property has a gravelled parking area together with a useful wooden shed that adjoining open fields. To the rear of the house there is an attractive enclosed garden with a lawn, raised planted beds and specimen trees together with a raised herb garden.

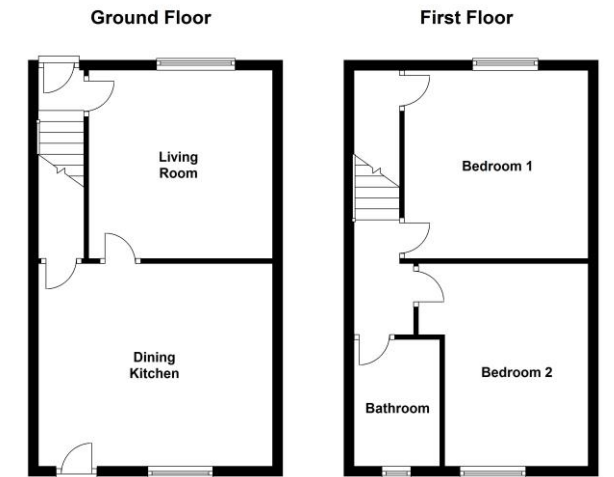
EPC RATING

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



LAYOUT 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.

DIRECTIONS

Leave the centre of Wakefield in a Northerly direction following the A642 Aberford Road. After approximately 2.4 miles turn left onto Lake Lock Road and then after a further 0.2 miles bear right onto Mount Road. After a further 0.2 miles bear right onto Lee Moor Road. In 0.4 miles turn left onto Common Road and then continue straight ahead onto Lee Moor Lane. After approximately 0.1 miles the short terrace of properties can be found on the right hand side.