Richard Kendall Estate Agent

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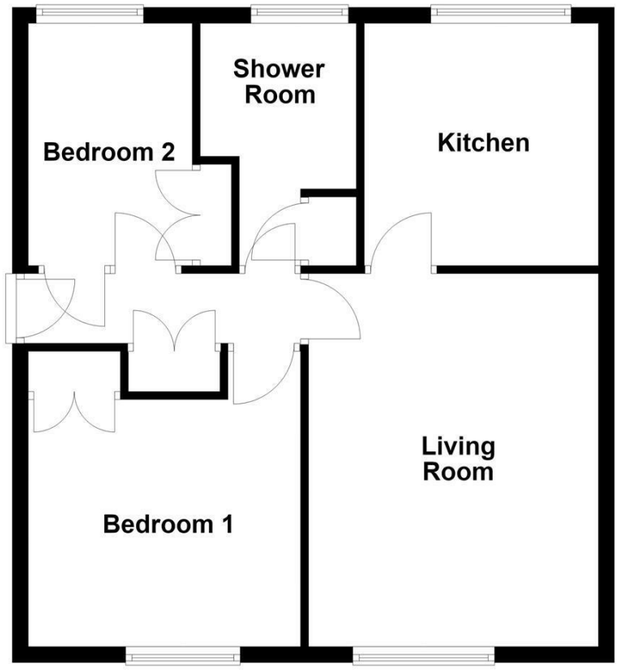
8 Stanley Road, Wakefield, WF1 4LZ

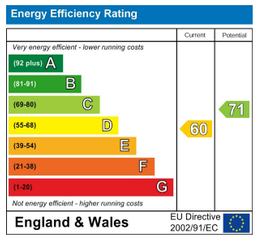
For Sale Leasehold £88,000

A well proportioned two bedroom first floor apartment offering excellent scope for cosmetic updating and situated in a highly convenient position on the fringe of Wakefield city centre.

Benefitting from night storage heating and sealed unit double glazed windows, the apartment is approached via a communal entrance hallway with an entry intercom system. From the first floor landing there is a useful deep storage cupboard, together with a door leading into the private entrance hall. The living room is generously proportioned and features a tall window to the front, along with an internal window through to the adjoining kitchen, which overlooks the rear. The main bedroom is positioned to the front of the property and benefits from fitted wardrobes, while the second bedroom is situated to the rear, alongside the shower room. Externally, the property stands within well maintained communal gardens.

The apartment is situated in a popular residential area on the fringe of the city centre, within easy reach of a good range of local shops, schools and recreational facilities. Wakefield city centre offers a wider selection of amenities, together with a mainline railway station and convenient access to the national motorway network.





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.



ACCOMMODATION

ENTRANCE HALL
Ground floor communal entrance hallway with entry intercom system and staircase providing access to the first floor. Composite front entrance door leading into the private entrance hall. Entry intercom system, double fronted fitted storage cupboard, night storage heater and loft access.

LIVING ROOM
15'5" x 11'9" (4.70m x 3.60m)
Tall window overlooking the front elevation, night storage heater and internal window providing borrowed light through to the adjoining kitchen.

KITCHEN
9'10" x 9'6" (3.0m x 2.90m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink unit. Window overlooking the rear elevation, electric cooker point, space and plumbing for a washing machine and space for an under counter fridge.



BEDROOM ONE
11'5" x 10'5" (3.50m x 3.20m)
Window overlooking the front elevation, night storage heater and double fronted fitted wardrobe.



BEDROOM TWO
9'10" x 6'6" (3.0m x 2.0m)
Window overlooking the rear elevation, night storage heater and double fronted fitted wardrobe.



SHOWER ROOM
6'10" x 6'6" (2.10m x 2.0m)
Frosted window overlooking the rear elevation and fitted with a three piece white and chrome suite comprising shower cubicle with electric shower and glazed screens, pedestal wash basin and low flush W.C. Heated towel rail, electric wall heater and built-in cupboard housing the hot water cylinder.



COUNCIL TAX BAND
The council tax band for this property is A.

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.

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

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.