



Wakefield
01924 291294

Pontefract
01977 798844

Horbury
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Ossett
01924 266555

Normanton
01924 899870



236 Canal Lane, Stanley, Wakefield, WF3 4EA

For Sale Freehold £109,500

This superbly spacious two bedroom mid terrace house is perfect for the first time buyer or young professional couple looking to gain access onto the property market.

The accommodation comprises of kitchen/diner, lounge, first floor landing, two double bedrooms and the house bathroom/w.c. Outside, to the front of the property, a paved driveway provides off street parking. Whilst to the rear a paved patio garden area. The property is situated in this popular residential area in the sought after village of Stanley which is well served by local amenities and extremely convenient for daily travel to Wakefield and Leeds via the motorway network at junction 41 of the M1 of junction 30 of the M62. Outwood Railway Station is just a short drive away.

OPEN 7 DAYS A WEEK

All in all this is a pleasant property which does require a certain amount of modernisation, an early viewing is recommended at your earliest convenience to avoid disappointment.

ACCOMMODATION

KITCHEN/DINER

13'10" x 13'7" (4.24m x 4.16m)

Front entrance door with sunlight above leading into the kitchen/diner. UPVC double glazed window to the front. A range of wall and base units with laminate work surface over tiled splash back, stainless steel sink and drainer with mixer tap plumbing and drainage for an automatic washing machine, space for free standing oven and grill, space for a large fridge/freezer, laminate flooring, central heating radiator, under stairs storage cupboard. Door through to the lounge.

LOUNGE

13'5" x 14'0" (4.11m x 4.27m) max

UPVC double glazed window to the rear, rear entrance door with frosted glass patterned insert, laminate flooring, staircase to the first floor landing, central heating radiator, feature fireplace with tiled hearth, exposed brick and decorative surround, two wall light points, coving to the ceiling, ceiling rose.

FIRST FLOOR LANDING

Doors leading off to two double bedrooms and the bathroom/w.c. Central heating radiator, dado rail, coving to the ceiling, inset spotlights to the ceiling.

BEDROOM ONE

13'10" x 8'11" to fitted wardrobes (4.23m x 2.72m)

UPVC double glazed window to the rear elevation, built in wardrobes with sliding mirrored doors, central heating radiator, opening through to the walk in wardrobe.

BEDROOM TWO

9'4" x 13'6" (2.87m x 4.13m) max

Loft access. UPVC double glazed window to the front elevation, central heating radiator.

HOUSE BATHROOM/W.C.

10'7" x 5'5" (3.24m x 1.66m)

Four piece suite comprising of panelled bath, low flush w.c, pedestal wash basin and enclosed corner shower cubicle with electric shower. Part tiled walls, wood cladding to one wall, central heating radiator, wood cladding to the ceiling, extractor fan, UPVC double glazed frosted window to the front elevation.

OUTSIDE

To the front of the property, a paved driveway with low maintenance pebbled sections provides ample off street parking, with raised shrubbery borders. Whilst to the rear there is a paved patio area.

DIRECTIONS

Leave Wakefield via Aberford Road, turn left onto Lake Lock Road, turn right onto Mount Road, turn left onto Canal Lane and the property can be found on the left hand side indicated by our for sale board.

VIEWINGS

To view please contact our Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.

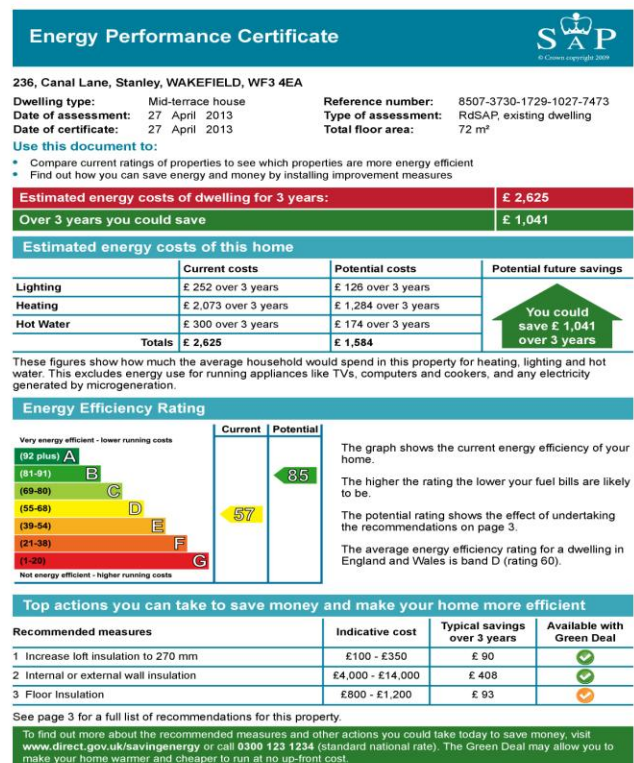


EPC RATING

To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk

LAYOUT PLANS

These floor plans are available to view online at www.richardkendall.co.uk



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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 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 Homes and Property 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