



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Available for sale is this three bedroom semi detached home located on Moor Road in Stanley.

Call Tudor Sales & Lettings on 01132823056 for more information or to arrange a viewing!

Benefitting from a newly installed gas-fired central heating system, double glazed windows, and is approached via a reception hall that leads through into an L-shaped living room at the front of the property. To the rear, there is a well-proportioned dining kitchen re-fitted to a lovely standard with integrated appliances and a door out to the patio. On the first floor, there are two good-sized double bedrooms plus a further single bedroom, all served by a bathroom refitted with a contemporary style white and chrome suite. The loft has recently been boarded out providing a large storage area.

To the outside, there is a very generous size garden with a patio, lawn, and fitted decking at the bottom sitting nicely next to a stream. The summerhouse outside has recently been built and insulated, which would be perfect for an outdoor bar or gym area. The detached garage to the rear of the house is also fitted with electricity. Due to the position of the property, the garden is very private.

The property is situated in this enviable location on the semi-rural fringe of Wakefield, within easy reach of a good range of local shops, schools, and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible for travel further afield.

Kitchen/Diner 17' 2" x 16' 3" (5.23m x 4.95m)

Fabulous, modern, extended open plan kitchen Diner with a range of wall and base units and integrated appliances including fridge freezer, oven with hob and extractor fan over, dishwasher and sink with mixer tap. Spotlighting and laminate flooring and centrally heated radiator and double glazed windows and door leading to garden.

Living room 14' 3" x 13' 8" (4.34m x 4.17m)

Generously proportioned living room with feature fireplace. Centrally heated radiator and double glazed window.

Hallway 6' 4" x 5' 5" (1.93m x 1.65m)

Entrance hallway with space for coats and shoes if required. door to living room and stairs to first floor.

Bedroom 1 11' 8" x 10' 6" (3.56m x 3.20m)

Double bedroom with centrally heated radiator and double glazed window to front aspect.

Bedroom 2 11' 9" x 10' 6" (3.58m x 3.20m)

Double bedroom with centrally heated radiator and double glazed window to rear aspect

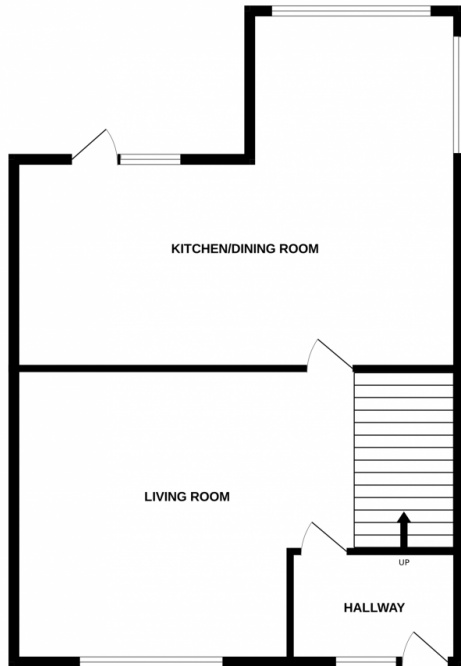
Bedroom 3 7' 4" x 6' 5" (2.24m x 1.96m)

Single bedroom with centrally heated radiator and double glazed window.

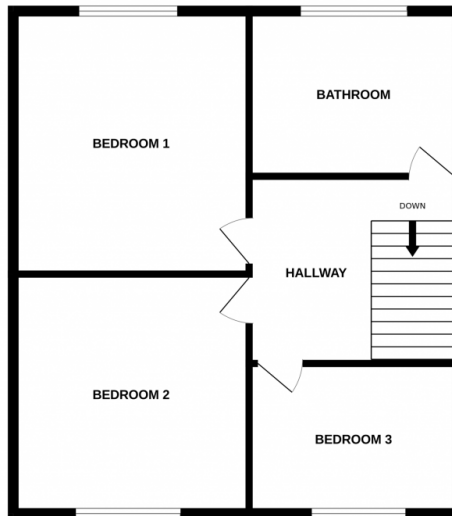
Bathroom 6' 3" x 6' 2" (1.91m x 1.88m)

Tiled bathroom with modern white three piece suite comprising of bath with shower screen and shower over, low flush WC and hand basin. Double glazed windows with privacy glass and centrally heated towel rail.

GROUND FLOOR
763 sq.ft. (70.8 sq.m.) approx.

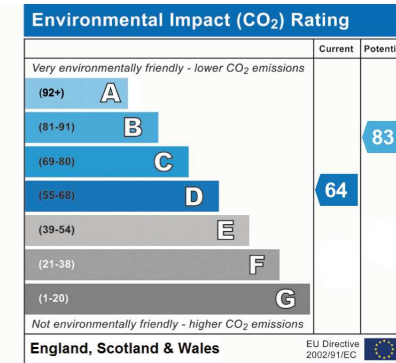
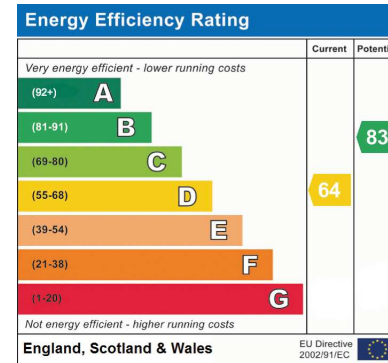


1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: Moor Road, Stanley, WF3

