

**FOR SALE**



**Stonecroft, Stanley**

4 Bedrooms, 2 Bathroom, Detached House

**Asking Price Of £345,000**

**MARTIN&CO**



## Stonecroft, Stanley

4 Bedrooms, 2 Bathroom

Asking Price Of £345,000

- Detached House In Need Of Modernisation
- Four Bedroom
- No Onward Chain
- En-suite To Master Bedroom
- Conservatory



We have received an offer of £330000. Any Increased offers are to be received within 5 day of this publication at the above agents

Martin & Co Wakefield are delighted to bring to market this beautiful stone built, four bedroom detached house located in the heartily village on Stanley. Offering excellent accommodation for the first time buyer or a young family and within a short distance drive from Wakefield City Centre and M62 Motorway links.

The property is in need of modernisation but has ample possibilities

**ENTRANCE HALL** As you step into the entrance hallway, you are greeted by a spacious and welcoming area adorned with sleek laminate wood flooring that extends seamlessly throughout the space. The flooring's warm tones and smooth finish add a touch of elegance, making an immediate impression of sophistication. A graceful staircase leads to the first floor and ahead is through access to the lounge, kitchen and diner.

**LOUNGE 21' 3" x 10' 8" (6.49m x 3.27m)** Upon entering the lounge, you are embraced by an inviting atmosphere enhanced by the continuity of the laminate wood flooring from the hallway. The smooth, warm tones of the flooring create a cohesive and stylish look, perfectly complemented by the room's other features such as the a gas fireplace serving as a striking focal point offering a cosy ambiance, perfect for relaxing evenings or gathering with family and friends during colder months. With ample lighting this room is flooded with natural light from all angles and the side wall features beautiful arched windows that add a touch of charm to the lounge. At the rear of the lounge, glass doors provide direct access to the conservatory.



**CONSERVATORY 16' 8" x 6' 9" (5.09m x 2.08m)** The conservatory is a luminous and airy extension of the home, designed to be a tranquil haven filled with natural light. Surrounded by large windows on all sides, this space offers panoramic views of the garden, creating a seamless connection with the outdoors. Hanging from the centre of the ceiling is a stylish ceiling fan offering both a practical and aesthetic addition.

**DINING ROOM 14' 8" x 9' 10" (4.49m x 3.01m)** A sophisticated and welcoming space, perfect for both intimate family meals and larger gatherings. The room's design elements harmonize to create an inviting atmosphere with laminate wood flooring and a stunning bay window gracing the room.

**KITCHEN 11' 9" x 8' 2" (3.59m x 2.5m)** The kitchen is a bright, modern space designed for both functionality and style. It combines sleek, contemporary elements with practical features, making it a pleasure to cook and entertain in and equipped with pristine white wall and base units that provide ample storage space for all your

kitchen essentials. With integrated gas hob, oven and extractor fan and a white tiled splashback.

**UTILITY ROOM 8' 9" x 4' 8" (2.67m x 1.43m)** Aside of the kitchen you are presented with a utility room offering practicality and efficiency to the home with plumbing facilities for a washing machine and space for other appliances.

**WC** The downstairs W/C is a compact yet stylish space, tiled floor to ceiling and complete with toilet and hand wash basin.

**BEDROOM ONE 13' 4" x 9' 11" (4.08m x 3.03m)** A spacious double room with neutral décor and laminate wood flooring with complimentary en-suite.

**ENSUITE TO MASTER 6' 5" x 2' 11" (1.96m x 0.9m)** The en-suite is a private sanctuary finished with ceramic sink embedded into tiled unit, toilet and closed in shower cubicle surrounded with floor to ceiling white tiles.



**BEDROOM TWO 10' 9" x 9' 8"**  
(3.3m x 2.97m) A spacious double room with neutral décor and laminate wood flooring.

**BEDROOM THREE 11' 4" x 8' 11"**  
(3.46m x 2.72m) A spacious double room with neutral décor and laminate wood flooring.

**BEDROOM FOUR 7' 6" x 9' 0"**  
(2.29m x 2.76m) a generously sized single room, perfect use for office space or guest room.

**BATHROOM 8' 3" x 7' 4"** (2.52m x 2.24m) The bathroom is an elegant and modern space, featuring a built-in sink unit that seamlessly integrates with under-counter storage. The sink's sleek design is complemented by ample cabinetry below, providing practical storage solutions for toiletries and essentials. Adjacent to the sink area, a curved shower unit offers a stylish and efficient bathing experience, its glass enclosure adding a touch of contemporary sophistication. The toilet is strategically positioned to maximize the room's layout and tiled floor to ceiling with a contrast of marbled green and cream tiles.

**EXTERNAL** The external of the property contributes to the aesthetic of the home with large brick driveway leading up to the property and parking to the right side and surrounded with lush green hedges and trees adding privacy and closure to the garden.

**NOTES** The property boundary is located on a coalfield



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## Martin & Co Wakefield

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