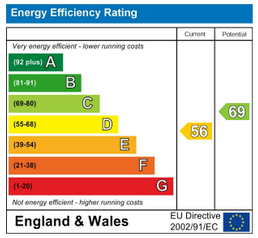


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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Smalley Bight House Aberford Road, Stanley, Wakefield, WF3 4DE

For Sale Freehold £900,000

Occupying a magnificent plot, extending to approximately 1.1 acres with extensive landscaped gardens and delightful rural views is this substantial and imposing traditional detached family residence, situated on the northern fringe of Wakefield. Offering exceptionally spacious and versatile accommodation arranged over three floors, the property boasts six bedrooms within the main residence, an additional annexe style bedroom suite, multiple reception rooms, a sweeping driveway and three garages. Combining traditional character with modern comforts, this outstanding home enjoys a wonderful sense of privacy and tranquillity while remaining conveniently positioned for local amenities and transport links.

Benefitting from gas fired central heating and sealed unit double glazed windows, the accommodation is approached through an entrance hallway leading into an impressive central L-shaped reception hall. Two elegant principal reception rooms are positioned to the rear, both featuring attractive bay windows overlooking the beautifully maintained gardens. A further snug provides additional living space and leads through to a generous conservatory, offering a delightful setting from which to enjoy the surrounding grounds. The spacious kitchen is fitted with an extensive range of traditional units, creating a welcoming hub for family life. An adjoining annexe style extension provides a gymnasium and a bedroom with en suite facilities, offering excellent flexibility for extended family living or accommodating a dependent relative. To the first floor, the accommodation continues to impress with five generously proportioned bedrooms, including two principal bedrooms benefitting from their own en suite shower rooms. The remaining bedrooms are served by a beautifully appointed contemporary family bathroom, together with a separate WC and useful linen room. A further staircase leads to the second floor, where an additional bedroom suite enjoys access to a stunning balcony extension overlooking the rear gardens, complemented by a separate bathroom. The arrangement of accommodation provides exceptional versatility for larger families and those seeking additional space for guests or home working. Externally, the property is approached via an impressive sweeping driveway leading to an extensive block paved parking and turning area arranged around an attractive small orchard. Three garages and a garden shed provide excellent parking and storage facilities. The magnificent gardens extend predominantly to the side and rear, comprising expansive lawns interspersed with mature trees, established shrubs and attractive planted borders. A delightful tiled patio provides the perfect setting for outdoor dining and entertaining, while the generous grounds and open rural outlook create a truly idyllic setting.

Situated on the northern outskirts of Wakefield, the property enjoys an enviable balance of peaceful surroundings and excellent accessibility. A range of local shops, schools and recreational facilities can be found nearby, with Wakefield city centre offering a wider selection of amenities, shopping and leisure opportunities. Wakefield's mainline railway station provides convenient connections to major cities, while the national motorway network is readily accessible for those commuting further afield.

Offering an exceptional combination of grand proportions, flexible family accommodation and magnificent gardens, this distinguished detached residence presents a rare opportunity to acquire a substantial family home in a highly convenient yet wonderfully peaceful setting. Only a full internal inspection will truly reveal the space, character and outstanding potential this remarkable property has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Inner door providing access into the reception hall.

RECEPTION HALL
A substantial L-shaped central reception hall providing an impressive introduction to the property. Staircase providing access to the first floor, double central heating radiator, picture rail and dado rail.

LIVING ROOM
16'0" x 15'1" (4.90m x 4.60m)
Large bay window overlooking the rear elevation with two additional windows to the side. Central heating radiator and feature fireplace with timber surround, tiled inset and hearth housing a grate for an open fire (which is not currently in use).



SNUG
12'1" x 11'9" (3.70m x 3.60m)
Fitted cupboards, Delft rack and central heating radiator. Double French doors providing access into the conservatory.

SUN ROOM
22'3" x 16'0" (6.80m x 4.90m)
A particularly spacious conservatory with polished tiled flooring and large central heating radiator. French doors opening directly onto the patio and gardens.

SITTING ROOM
22'3" x 14'9" (6.80m x 4.50m)
Generously proportioned additional reception room with bay window overlooking the rear patio and further windows to the side. Personal door providing direct access onto the rear patio. Two central heating radiators, moulded ceiling cornice and panelled walls. Feature fireplace with timber surround, tiled inset and hearth housing a grate suitable for an open fire.

KITCHEN/DINER
21'11" x 12'9" (6.70m x 3.90m)
Two windows overlooking the front elevation. Fitted with a broad range of timber fronted wall and base units with laminate work surfaces over, incorporating a stainless steel sink unit. Space for a freestanding electric cooker with extractor hood above and space for an American style side-by-side fridge freezer. Integrated dishwasher and integrated freezer. Original built-in cupboards and central heating radiator.



W.C.
5'2" x 2'11" (1.60m x 0.90m)
Frosted window overlooking the side elevation. Part tiled walls and fitted with a two piece white and chrome suite comprising low flush W.C. and corner wash basin. Bidet shower.

ANNEX

ANNEX HALLWAY
19'0" x 2'11" (5.80m x 0.90m)
Two windows overlooking the rear garden and central heating radiator. Connecting door providing access into the garage.

UTILITY ROOM
11'9" x 8'10" (3.6m x 2.7m)
Fitted with a broad range of timber fronted wall and base units with laminate work surfaces over and tiled splash back, incorporating a stainless steel sink unit, integrated washing machine, integrated dryer and tiled flooring. Window and door to the front elevation.

GYM/BEDROOM SEVEN
14'5" x 8'2" (4.40m x 2.50m)
Currently arranged as a gymnasium with steam room/shower pod. Frosted windows overlooking the front elevation and central heating radiator.

BEDROOM SIX
11'5" x 10'5" (3.50m x 3.20m)
Window overlooking the front elevation and central heating radiator. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
7'2" x 2'7" (2.20m x 0.80m)
Tiled walls and fitted with a three piece suite comprising shower enclosure with electric shower, pedestal wash basin and low flush W.C. Bidet shower.

FIRST FLOOR LANDING
A spacious central landing with feature stained glass window overlooking the side elevation. Double central heating radiator and return staircase providing access to the second floor.

BEDROOM ONE
16'0" x 15'1" (4.90m x 4.60m)
Window overlooking the rear elevation. Broad range of fitted wardrobes with matching cupboards and drawers. Central heating radiator.



EN SUITE SHOWER ROOM/W.C.
9'2" x 5'10" (2.80m x 1.80m)
Frosted window overlooking the rear elevation. Tiled walls and flooring and fitted with a three piece suite comprising shower enclosure with twin head shower and glazed screen, vanity wash basin with storage below and low flush W.C. with bidet shower. Chrome ladder style heated towel radiator.

BEDROOM TWO
16'0" x 14'9" (4.90m x 4.50m)
A second grandly proportioned bedroom with window overlooking the rear elevation. Broad range of fitted wardrobes with matching drawers and cupboards. Central heating radiator.

EN SUITE SHOWER ROOM/W.C.
9'2" x 5'10" (2.80m x 1.80m)
Fitted with a three piece suite comprising shower enclosure with twin head shower, vanity wash basin with storage below and low flush W.C. with bidet shower. Tiled walls and flooring, chrome ladder style heated towel radiator and extractor fan.

BEDROOM THREE
13'1" x 8'10" (4.00m x 2.70m)
Window overlooking the side elevation and double central heating radiator. Range of fitted office furniture.

BEDROOM FOUR
12'1" x 11'9" (3.70m x 3.60m)
Window overlooking the side elevation and central heating radiator. Built-in wardrobe and picture rail.

BEDROOM FIVE
12'9" x 9'6" (3.90m x 2.90m)
Window overlooking the front elevation and central heating radiator. Picture rail and built-in cupboard.

BATHROOM
8'10" x 8'2" (2.70m x 2.50m)
Refitted to an impressive contemporary standard with a four piece white and chrome suite comprising freestanding bath with shower attachment, separate shower enclosure with rainfall shower, body jets, handheld shower attachment and glazed screen, vanity wash basin and low flush W.C. with bidet shower. Tiled walls and flooring, chrome ladder style heated towel radiator and extractor fan.



W.C.
5'6" x 2'11" (1.70m x 0.90m)
Frosted window overlooking the front elevation. Fitted with a contemporary two piece cloakroom suite comprising low flush W.C. with bidet shower and vanity wash basin with storage below. Tiled walls and flooring.

SECOND FLOOR LANDING
Range of fitted cupboards and high level window taking full advantage of the views to the side.

ATTIC BEDROOM
28'6" x 10'2" (8.70m x 3.10m)
Two Velux style roof windows set within the characterful sloping ceilings. Two central heating radiators and access to useful eaves storage voids. Dressing area with double French doors opening onto a private patio, taking full advantage of the views across neighbouring farmland.

BATHROOM/W.C.
8'2" x 7'6" (2.50m x 2.30m)
Tiled walls and flooring and fitted with a four piece suite comprising panelled bath with shower attachment, separate shower enclosure with glazed screen, pedestal wash basin and low flush W.C. with bidet shower. Chrome ladder style heated towel radiator, electric shaver socket and Velux style roof window set within the sloping ceiling.

OUTSIDE
The property is approached from Aberford Road by a long tarmacadam driveway, which opens into a substantial courtyard style block paved parking area with a central orchard positioned in front of the house. Three garages and a separate storage shed are accessed from the driveway. The principal gardens extend to the side and rear of the house and incorporate a generous tiled patio seating area leading onto expansive lawns. The grounds are well stocked with a mature variety of shrubs and trees, creating an attractive and established setting around the property. In total, the property stands within a particularly generous plot of 1.1 acres.

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

FLOOR 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.

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