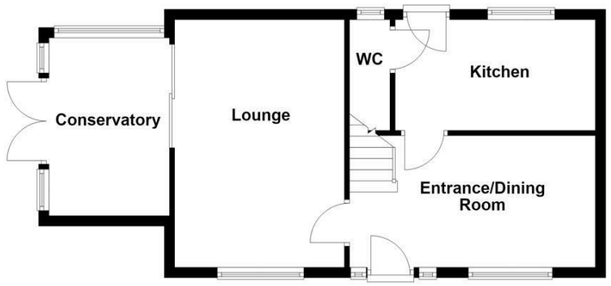
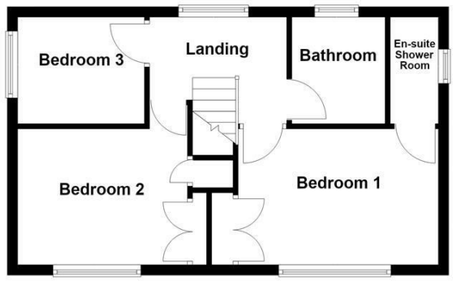
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



First Floor





26 Rushworth Close, Stanley, Wakefield, WF3 4JG

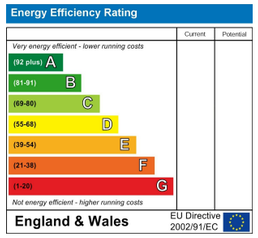
For Sale Freehold £355,000

Superbly appointed throughout and occupying a desirable corner plot position within this select development is this stunning three bedroom detached family home.

Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall/dining room, contemporary fitted kitchen, downstairs W.C., spacious living room and conservatory. To the first floor are three bedrooms, two of which are generous doubles, together with a modern house bathroom. The principal bedroom also benefits from fitted wardrobes and its own en suite shower room. Externally, the property enjoys lawned garden areas to the front, side and rear, with attractive porcelain paved and timber patio areas providing excellent spaces for outdoor dining and entertaining. A tarmacadam driveway provides ample off road parking and leads to the semi detached brick-built garage with power and lighting. The property also has five Swann CCTV cameras installed, which will be included in the sale and remain at the property.

The property is well placed for local amenities including shops and schools, with regular bus services nearby and convenient access to the motorway network. An ideal home for a growing family or those looking to downsize without compromising on space, presentation or outdoor areas.

Only a full internal inspection will truly reveal the quality and accommodation this impressive home has to offer. An early viewing is highly recommended.



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/DINING ROOM
15'9" x 8'4" (4.82m x 2.56m)
Composite entrance door with UPVC double glazed side panels leading into the entrance hall/dining room. UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling. Doors provide access to the living room and kitchen. Staircase providing access to the first floor landing.



KITCHEN
12'4" x 7'1" (3.78m x 2.17m)
Fitted with a contemporary range of gloss wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with stainless steel extractor hood above, integrated dishwasher and integrated fridge freezer. Space and plumbing for a washing machine. Tiled splashbacks, tiled flooring, recessed LED spotlights and LED plinth lighting. Central heating radiator. UPVC double glazed window overlooking the rear elevation and UPVC door providing access to the rear garden. Boiler housed within the kitchen. Door leading into the downstairs W.C.



DOWNSTAIRS W.C.
Fitted with a two piece suite comprising low flush W.C. and wash basin set within vanity storage. Central heating radiator and tiled flooring. Frosted UPVC double glazed window overlooking the rear elevation.

LIVING ROOM
15'11" x 10'10" (4.87m x 3.31m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling. Feature gas fire with full marble surround. UPVC double glazed sliding patio doors leading through into the conservatory.

CONSERVATORY
11'3" x 7'6" (3.44m x 2.29m)
Brick-built base with UPVC double glazed windows. Solid roof with recessed spotlights. Laminate flooring and central heating radiator. French doors providing access to the rear garden.



FIRST FLOOR LANDING
Solid timber staircase leading to the first floor landing. Central heating radiator and UPVC double glazed window overlooking the rear elevation. Solid timber internal doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
12'1" x 10'5" (3.69m x 3.20m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and fitted wardrobes. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
6'5" x 4'5" (1.98m x 1.35m)
Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within vanity storage and shower enclosure with electric shower and separate shower attachment. Fully tiled walls, central heating radiator and recessed spotlights. Frosted UPVC double glazed window overlooking the side elevation.



HOUSE BATHROOM
6'6" x 5'10" (2.00m x 1.78m)
Fitted with a modern three piece suite comprising low flush W.C., wash basin set within vanity storage and panelled bath. Fully tiled walls, wood effect flooring and portrait style heated towel radiator. Recessed spotlights to the ceiling. UPVC double glazed window.

BEDROOM TWO
10'10" x 9'8" (3.32m x 2.95m)
UPVC double glazed window overlooking the front elevation. Central heating radiator. Fitted wardrobes and useful airing cupboard.



BEDROOM THREE
7'11" x 6'8" (2.43m x 2.05m)
UPVC double glazed window overlooking the side elevation. Central heating radiator and loft access. Hive heating control.

GARAGE
17'4" x 8'3" (5.29m x 2.52m)
Brick-built semi detached garage with up and over door. Power and lighting.

OUTSIDE
To the front is a lawned garden with a feature porcelain paved pathway leading to the entrance door. A tarmacadam driveway provides off road parking for approximately three to four vehicles and leads to the garage. The property occupies a corner plot and benefits from an attractive enclosed side garden. The garden incorporates lawn together with porcelain paved and timber framed patio areas. Outside power sockets. To the rear is an attractive lawned garden incorporating a further porcelain paved patio area, ideal for outdoor dining and entertaining. Established planted borders provide additional interest and the garden enjoys a good degree of privacy. The property also benefits from five Swann CCTV cameras, which are included in the sale.



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

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.