

FOR SALE



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Serenity Close, Stanley

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £275,000

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- HIGHLY REGARDED AND SOUGHT AFTER DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- MODERN DESIGN AND LAYOUT
- HIGH QUALITY KITCHEN WITH BUILT

Martin & Co - Wakefield are delighted to offer to the Sales Market this beautifully presented Three Bedroomed Three Storey Semi Detached House, Built in 2021, located on a popular and much sought after development within close proximity of Pinderfields Hospital, local bus routes and amenities, Wakefield City Centre, Leeds and M1/M62 Motorway Network. Also close by is the canal at Stanley Ferry. Presented to a high standard throughout, having many attractive features and offered with No Onward Chain, we strongly recommend an early viewing to avoid disappointment. Don't Delay, Book your Viewing Today

ENTRANCE HALL Composite front entrance door. Wood effect flooring. Central heating radiator. Door to Kitchen/Diner, Door to Guest WC and stairs leading to the first floor.

GUEST CLOAKS/WC 5' 6" x 2' 8" (1.68m x 0.81m) A two piece white suite comprising of a low flush wc, hand wash basin with tiled splash back, central heating radiator, wood effect flooring, PVCu double glazed obscure window. Positioned to the front.

KITCHEN AREA 13' 10" x 9' 9" (4.22m x 2.97m) Ample range of quality fitted wall, base units and drawers with contrasting counter tops and inset one and a half bowl, single drainer, stainless steel sink unit and mixer tap, 5 ring AEG stainless steel gas hob with glass splash back and stainless steel and glass extractor over, Built in double oven/grill. Space for a microwave. Integrated Dishwasher, Fridge, Freezer and Washing Machine. Pull out Larder unit, Gas Combination boiler located in one of the cupboards, under unit lighting, wood effect flooring, central heating radiator, PVCu double glazed window, recessed ceiling lighting, open plan to lounge/dining area.

LOUNGE/DINER 16' 2" x 13' 0" (4.93m x 3.96m)





Having a free standing Island Unit blending both the kitchen and living space and providing seating space for four, (the Island Unit can be moved to accommodate personal preference), central heating radiator, useful large under stairs storage cupboard, two Velux Skylight windows allowing floods of natural light, PVCu double glazed French Doors opening to a fabulous extended garden patio area and matching full height side panels, recessed ceiling lighting, continuing wood effect flooring, positioned to the rear.

FIRST FLOOR LANDING Leading to bedrooms two, three and Family Bathroom/WC. Central heating radiator, door leading to a separate hall area with provision for a small desk that can be used as a study/workspace area and stairs leading up to the Master Suite, central heating radiator, PVCu double glazed window. Positioned to the front.

BEDROOM TWO 13' 1" x 9' 6" (3.99m x 2.9m) A double sized bedroom having a double fitted wardrobe with sliding mirror fronted doors, central heating

radiator, PVCu double glazed window. Positioned to the rear.

BEDROOM THREE 9' 6" x 6' 3" (2.9m x 1.91m) A single bedroom having a Central heating radiator, PVCu double glazed window. Positioned to the front.

MAIN HOUSE BATHROOM 6' 8" x 6' 3" (2.03m x 1.91m) A modern combined three piece white suite comprising of a rectangular panelled bath with shower over and glass side screen, Vanity sink with tiled splash back, vanity mirror and having a low level pull out storage drawer, Low flush WC, Chrome ladder style towel radiator, Recessed ceiling lighting, wood effect flooring, recessed glass shelf display, PVCu double glazed obscure window. Positioned to the side.

SECOND FLOOR

MASTER BEDROOM 18' 10" x 13' 0" (5.74m x 3.96m) Four Velux skylight windows with individual blinds and offering open views over a nature reserve/woodland



area, Central heating radiator, open to Dressing Area which has a set of deep built in double wardrobes with mirror fronted sliding doors, central heating radiator, controls for the "Envirovent" house ventilation system. Door to en suite Shower room/WC. Positioned to the front.

ENSUITE 6' 10" x 6' 6" (2.08m x 1.98m) Fully tiled shower cubicle, vanity sink with tiled splash back, vanity mirror and having a low level pull out storage drawer, Low flush WC, Part tiled to the lower walls to compliment the suite, Velux skylight window, recessed ceiling lighting, chrome ladder style towel radiator, Positioned to the rear.

OUTSIDE Open plan style lawned garden to the front and a paved pathway leading to the front entrance door. Outside light. Tarmac tandem style driveway to the side providing off street parking for two vehicles. A wooden fence with a single wooden gate provides access to the fully enclosed and highly private rear garden being one of the larger plots on the development. Being mainly lawned to the rear with a large variety of established plants, shrubs and trees to the borders. Good sized paved patio perfect for entertaining or Al Fresco dining. Additional corner patio to the bottom of the rear garden. Outside tap. Outside lighting.

PLEASE NOTE These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.



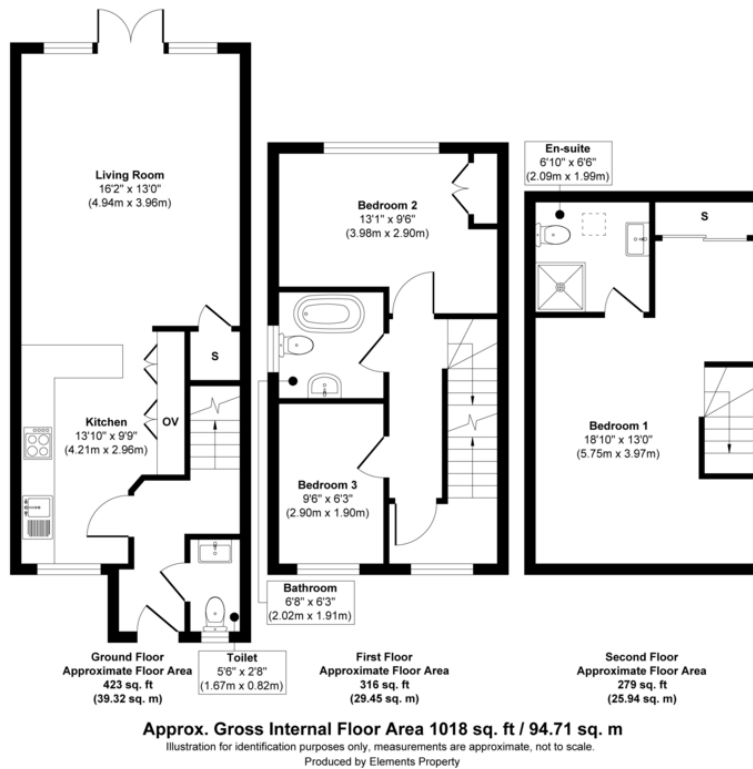
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