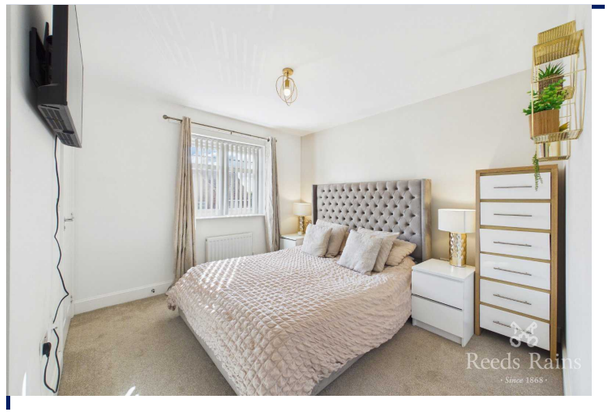
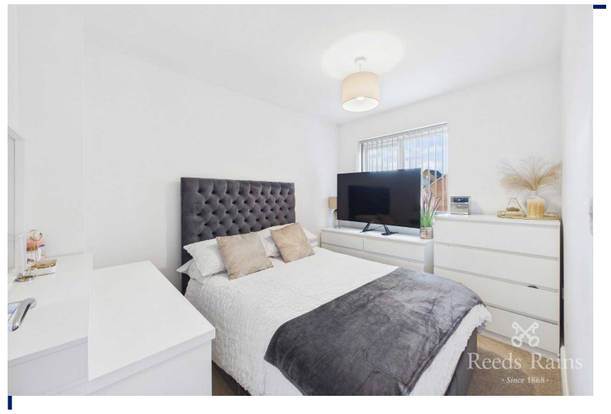
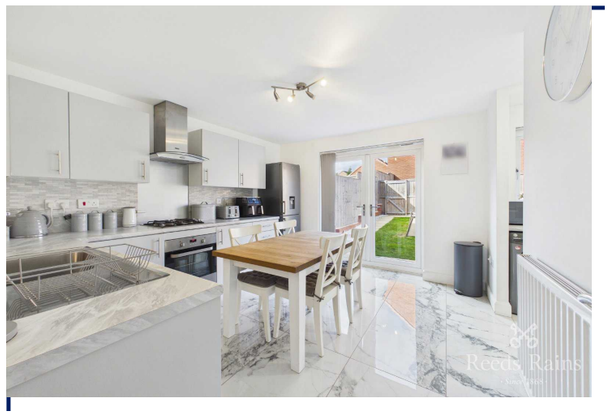


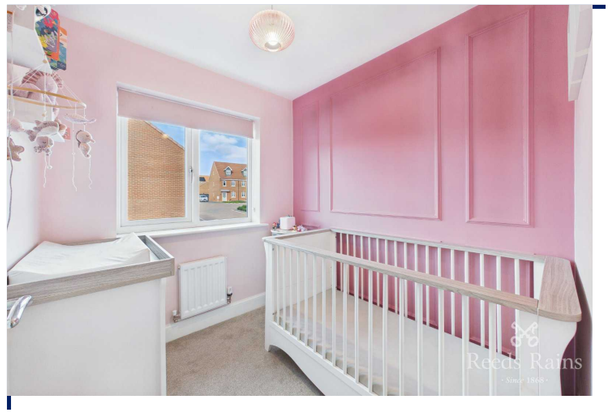


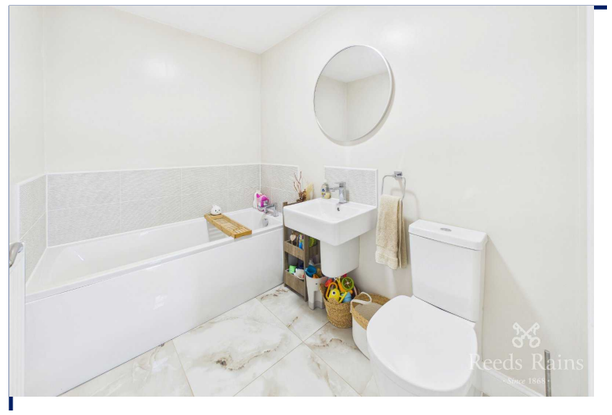












Beamshaw Way, Stanley,
Wakefield, West Yorkshire, WF3

Asking Price: £270,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Beamshaw Way, Stanley, Wakefield, West Yorkshire, WF3

Asking Price: £270,000 Freehold

Council Tax Band: C
EPC Rating: B

Beautiful 3-bedroom semi-detached house, boasting a modern and stylish interior. This property features a well-maintained garden, patio, and off-street parking. Bright, comfortable, and conveniently located, this home is perfect for a family seeking a stylish and inviting living space.

Ground Floor

Entrance Hall
Carpeted entrance hall with gas central heating radiator and uPVC double glazed window to the front elevation.

Lounge
11'8" x 14'7" (3.56m x 4.45m)
Front reception room with carpeted floor, gas central heating radiator, under stair storage and uPVC double glazed window to the front elevation.

Kitchen
10'11" x 12'6" (3.33m x 3.8m)
Fitted kitchen comprising of wall and base units with stainless steel 1 1/2 sink/drainer and laminate worktops. With integrated electric oven, gas hob and cooker hood over there is space for a fridge freezer as well as space and plumbing for a dishwasher. This room has a beautifully tiled floor, gas central heating radiator and a set of French doors leading out into the rear garden.

Utility Area
Conveniently placed utility area just off the kitchen with base units and plumbing for a washing machine.

WC
3'6" x 5'9" (1.07m x 1.75m)
With low level WC, wash hand basin, tiled floor, partly tiled walls and gas central heating radiator.

First Floor

First Floor Landing
Carpeted landing space with storage cupboard, uPVC double glazed window to the side elevation and loft access.

Bedroom One
9'11" x 10'8" (3.02m x 3.25m)
Double Bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

En-Suite
3'10" x 6'7" (1.17m x 2m)
This suite briefly comprises of; shower cubicle, wash hand basin, low level WC, gas central heating radiator and uPVC double glazed frosted window. With tiled floor and partially tiled walls.

Bedroom Two
7'9" x 10'6" (2.36m x 3.2m)
Double Bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three
6'7" x 7'1" (2m x 2.16m)
Bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom
7'9" x 5'6" (2.36m x 1.68m)
This suite briefly comprises of; bath with mixer tap, wash hand basin, low level WC, and gas central heating radiator. With tiled floor and partially tiled walls.

External
This home has a garden area to the front o the home with well maintained lawn and array of shrubbery. To the rear this home has an enclosed garden with lawn and patio areas as well as garden shed. This home also has off street parking for multiple cars to the rear.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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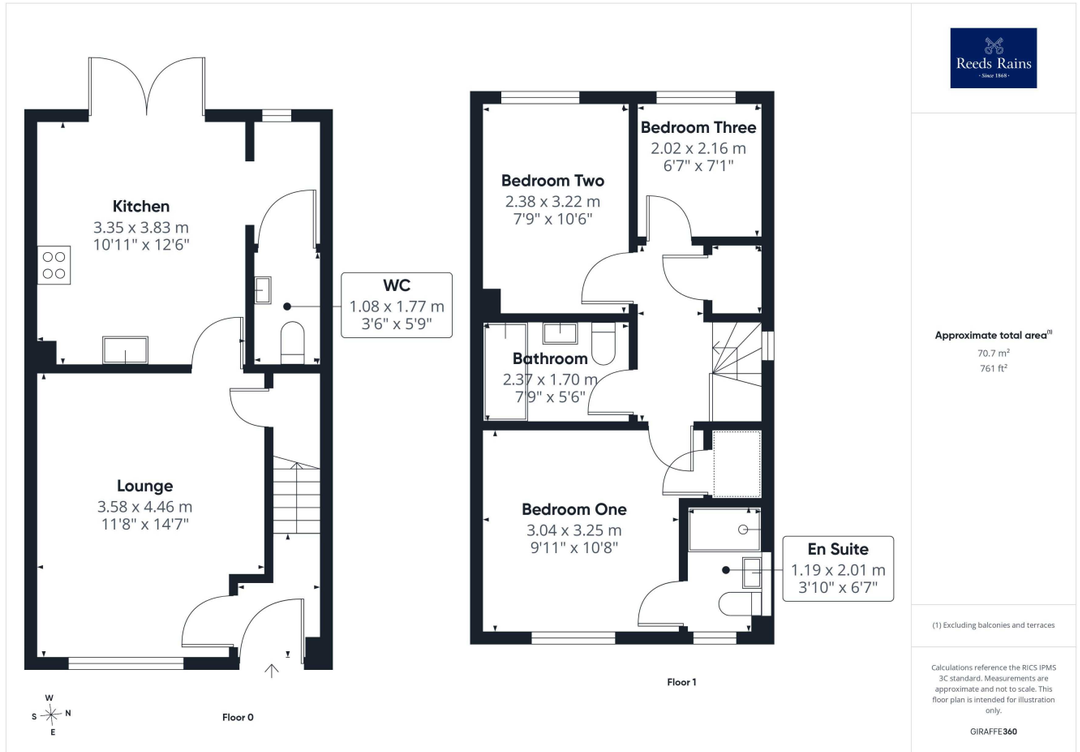
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk