



Aspen Mews | Stanley | WF3 4GN

Two bedroom semi-detached | Council Tax Band B | EPC Rating B

42% Shared
Ownership £90,300

Emsleys | estate agents

42% SHARED OWNERSHIP. BEAUTIFULLY PRESENTED. TUCKED AWAY LOCATION. DOUBLE DRIVE.

A charming home located in the desirable area of Aspen Mews, Stanley, Wakefield. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers or those looking to downsize.

The house features a spacious reception room that provides a warm and inviting space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for family or guests. A beautiful kitchen/diner which leads to the large enclosed garden, along with a WC completes the ground floor level. The property also boasts en-suite to master and house bathroom, ensuring convenience for all occupants.

One of the standout features of this home is the parking space available for two vehicles, a rare find in many urban settings. Additionally, the property is equipped with an electric vehicle charger, catering to the needs of modern living and promoting eco-friendly transport options.

This property is available through a 42% shared ownership scheme, making it an accessible option for those looking to enter the housing market. The total value of the property is £215,000, with a monthly rent share of £300.13 and a service charge of £28.45, providing a manageable financial commitment. Terms and condition apply for buyers with a criteria to be met to purchase.

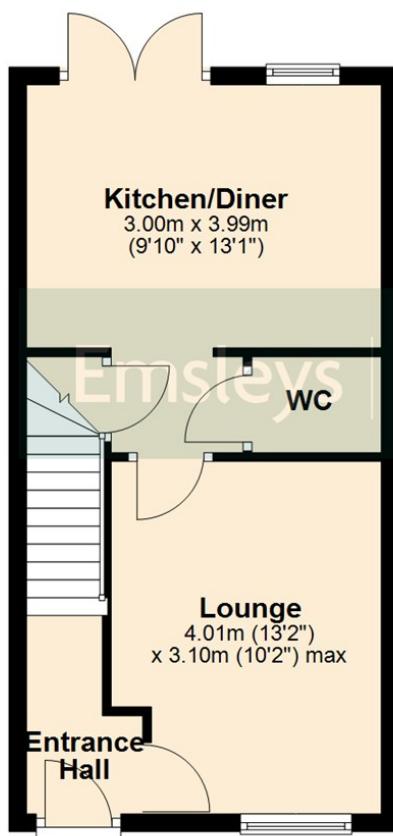
Situated in a friendly community, Aspen Mews offers a peaceful environment while still being conveniently located near local amenities and transport links. This home presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Do not miss the chance to make this lovely house your new home.





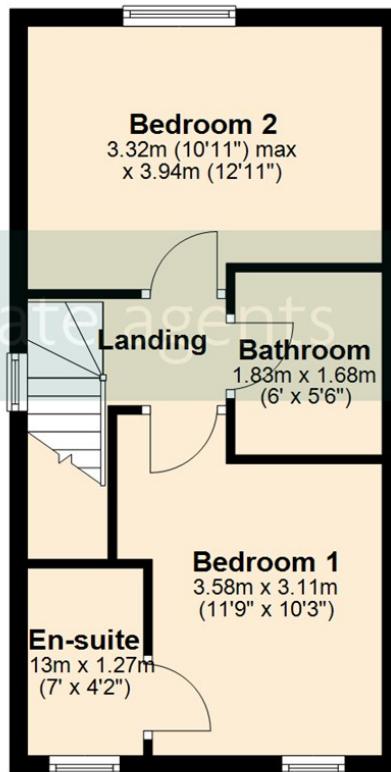
Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 66.9 sq. metres (720.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

