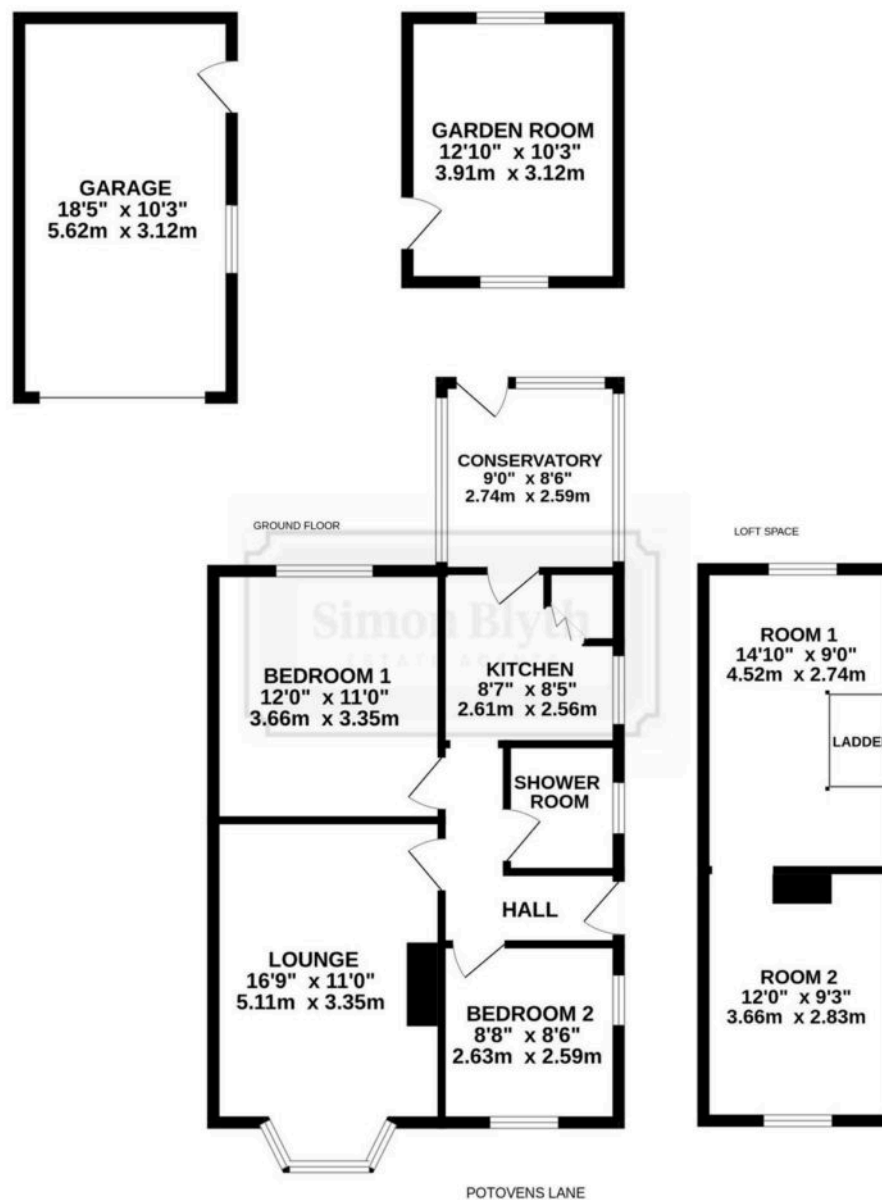




Potovens Lane, Outwood
Wakefield

Offers in Region of **£320,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Potovens Lane

Outwood, Wakefield

OCCUPYING A PARTICULARLY IMPRESSIVE LARGE PLOT, THIS DETACHED, TRUE BUNGALOW OFFERS AN ABUNDANCE OF POTENTIAL. THE BUNGALOW IS ACCESSED VIA A TANDEM DRIVEWAY OFF POTOVENS LANE, OUTWOOD. THE PROPERTY IS IN A GREAT POSITION FOR COMMUTER LINKS, CLOSE TO AMENITIES, OUTWOOD GRANGE ACADEMY, OTHER LOCAL SCHOOLS AND BUS ROUTES, OFFERED WITH NO ONWARD CHAIN. THE PROPERTY BOASTS USEFUL ATTIC ROOMS, A DETACHED GARAGE, AN OUTBUILDING WHICH WOULD MAKE AN IDEAL GARDEN OFFICE/STUDIO AND A FABULOUS LARGE GARDEN TO THE REAR. VIEWINGS ARE A MUST TO TRULY APPRECIATE THE OPPORTUNITY ON OFFER. The accommodation briefly comprises of entrance hall, open-plan living/dining room, kitchen, conservatory, two bedrooms and the bathroom. There are two spacious attic rooms which are accessed via a drop-down ladder from the hallway providing further useful accommodation. Externally, there is a large driveway leading to a detached garage and a useful and versatile detached studio/office outbuilding with lighting and power. The gardens to the front and rear are laid predominately to lawn with fenced boundaries. This property has incredible potential for development due to the large plot in which it is situated.



Potovens Lane

Outwood, Wakefield

- DETACHED FREEHOLD BUNGALOW - NO ONWARD CHAIN
- DEVELOPMENT POTENTIAL ON A SUBSTANTIAL PLOT (SUBJECT TO PLANNING)
- EXCELLENT COMMUTER LINKS - M1/M62 LEEDS/WAKEFIELD
- SOUGHT AFTER LOCATION WITH EXCELLENT SCHOOLS NEARBY
- DETACHED GARAGE
- LARGE DRIVEWAY SUITABLE FOR MULTIPLE VEHICLES
- DETACHED STUDIO/OFFICE OUTBUILDING



ENTRANCE HALL

Enter into the property through a double-glazed PVC door from the side elevation into the entrance hall. The entrance hall features laminate flooring, a ceiling light point, a radiator and doors providing access to the lounge, kitchen, two bedrooms and the shower room. There is a loft hatch with a drop-down ladder which provides access to two fabulous attic rooms.

KITCHEN

The kitchen features fitted base units with rolled edge work surfaces, which incorporate a stainless-steel single bowl sink and drainer unit with a chrome mixer tap. There is mosaic tiling to the splash areas, a bank of double-glazed windows to the side elevation, a ceiling fluorescent tube light point and a radiator. Additionally, there is a timber and glazed door which proceeds to the conservatory and there is a pantry cupboard which houses the property's combination gas boiler.



CONSERVATORY

The conservatory enjoys a great deal of natural light which cascades through the triple aspect banks of double-glazed windows at either side elevation and the rear elevation. There is a wall light point, and a double-glazed PVC door to the rear elevation providing direct access to the rear gardens.

LOUNGE

As the photography suggests, the lounge is a generously proportioned light and airy reception room which features a double-glazed bay window to the front elevation. There is decorative coving to the ceiling, a radiator, a central ceiling light point, two wall light points and the focal point of the room is the decorative coal fireplace with marble inset and hearth and ornate timber mantel surround.

BEDROOM ONE

Bedroom one is a generously proportioned double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which has pleasant views across the property's gardens, a radiator and a ceiling light point.





BEDROOM TWO

The laminate flooring continues through from the entrance hall into bedroom two which has dual aspect double-glazed windows to both the front and side elevations. There is a ceiling light point and radiator and a fitted cupboard ideal for additional storage.

SHOWER ROOM

The shower room features a white three-piece suite comprising of a low-level W.C with push button flush, a pedestal wash hand basin and a fixed frame shower cubicle with an electric Gainsborough shower. There are tiled walls, a ceiling light point, a double-glazed window with obscured glass to the side elevation and a radiator.



ATTIC ROOMS

Accessed via the drop-down ladder from the entrance hall is a useful and versatile attic room which features a bank of double-glazed windows to the rear elevation which has pleasant views across the property's gardens. There is lighting and power in situ, two radiators and useful under eaves storage cupboards. There is a doorway that leads to a second attic room which is currently utilised as a dressing room/walk in wardrobe. It features a ceiling light point, a radiator and a bank of double-glazed windows to the front elevation.



EXTERNAL

Externally the property features a gated concrete driveway which leads down the side of the property to the detached garage, providing ample off-street parking for multiple vehicles in tandem. There is a hard standing area for the studio/garden office. The front garden is laid predominantly to lawn and there is a well-stocked flower and shrub bed that leads down the other side of the property with a pathway proceeding to the rear garden. Externally to the rear the property features a fabulous long garden and, as the arial image suggests, it occupies a particularly impressive plot which is laid predominantly to lawn with fenced boundaries. This property has incredible potential for development due to the plot in which it is situated.

STUDIO/GARDEN OFFICE

Accessed via a PVC external door from the side elevation is a versatile and useful outbuilding which is currently utilised as a studio. It benefits from a wealth of natural light with dual aspect double-glazed windows to the front and rear elevations. There is lighting and power in situ.

GARAGE

The garage features an up and over door. There is lighting and power in situ, a double-glazed window to the side elevation and a pedestrian accessed PVC door to the side elevation.





PROPERTY VIEWING NOTES

ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed - 13/03/25



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