



WAKEFIELD
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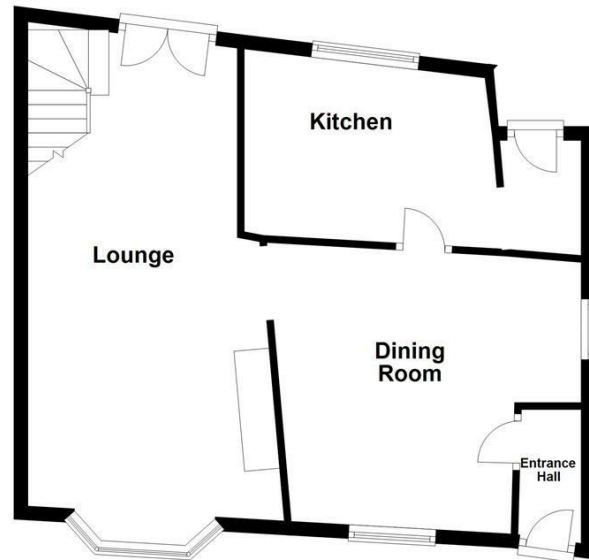
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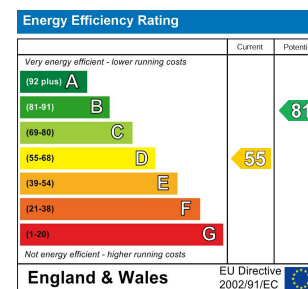
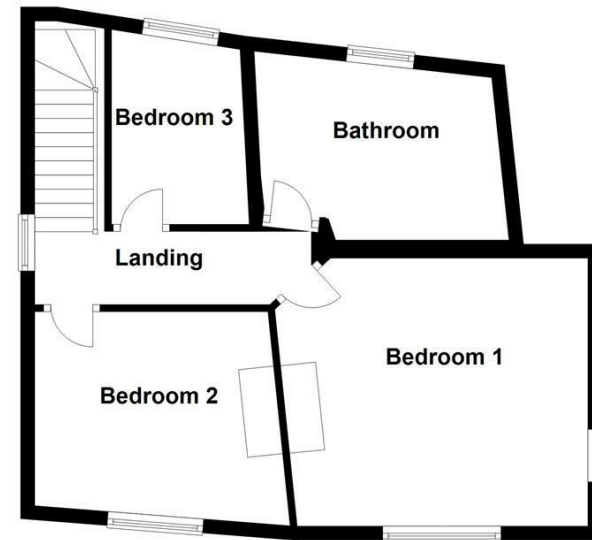
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Ground Floor



First Floor



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.



157 Rooks Nest Road, Wakefield, WF1 3EE

For Sale Freehold £260,000 - £280,000

Situated in Outwood is this three bedroom detached cottage benefiting from features such as exposed beams and decorative fireplaces. This is certainly not a period property to be missed.

The accommodation briefly comprises of entrance hall, dining room, kitchen and lounge. To the first floor there is loft access and also access to the three bedrooms and the house bathroom/w.c. Outside to the front there is a small buffer garden with pathway leading to the entrance door. To the rear, the garden is laid to lawn with a paved patio area perfect for outdoor dining and entertaining with planted borders and is enclosed by walls, timber fencing and hedges. To the rear of the garden there is a single detached garage with wooden door and accessed via a shared drive.

This deceptively spacious cottage would make an ideal home for a range of buyers including first time buyers, growing families and even commuters who are looking to travel further afield for work with the proximity to the M62 motorway. Only a full internal inspection will show what this property truly has to offer and an early viewing comes highly advised to avoid any disappointment.

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.

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Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

6'1" x 2'11" [1.86m x 0.91m]

Timber front entrance door, further timber door into the dining room.

DINING ROOM

12'6" x 13'8" max x 10'7" min [3.83m x 4.19m max x 3.23m min]

Single pane window to the front, window to the side, door leading into the kitchen and opening into the lounge. Exposed beams to the ceiling, coving and a dado rail. Central heating radiator.



KITCHEN

7'11" x 10'9" [2.42m x 3.29m]

Single pane window to the rear, electric storage heater, range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated four ring gas hob, integrated electric oven, space and plumbing for undercounter fridge freezer and under counter washing machine. Tiled splashback. Opening to the side porch.



SIDE PORCH

2'11" x 5'2" [0.91m x 1.59m]

Storage cupboard. Timber door with single glass pane to the rear garden.

LIVING ROOM

21'7" x 13'1" max x 9'4" min [6.58m x 4m max x 2.86m min]

Two central heating radiators, single pane bay window to the front, set of double doors with single glass panels, which lead to the rear garden. Exposed beams to the ceiling, dado rail, picture rail, gas fire with stone hearth and a fully exposed stone chimney breast. Stairs to the first floor landing.



FIRST FLOOR LANDING

Single pane window to the side, loft access, doors leading to bedrooms and house bathroom/w.c.

BEDROOM ONE

12'7" x 11'10" [3.85m x 3.62m]

Single paned windows to the front and side, central heating radiator, decorative open fire with wooden mantle. Fitted wardrobes and coving to the ceiling.



BEDROOM TWO

10'5" x 9'4" [3.2m x 2.87m]

Central heating radiator, single pane window to the front, fitted wardrobes, coving to the ceiling, dado rail.

BEDROOM THREE

7'8" x 8'0" [2.34m x 2.46m]

Central heating radiator, single pane window to the rear, overstairs storage cupboard and coving to the ceiling.

HOUSE BATHROOM/W.C.

10'0" x 6'11" max x 5'11" min [3.06m x 2.11m max x 1.81m min]

Frosted single pane window to the rear, LED spotlighting to the ceiling, coving to the ceiling, chrome ladder central heating radiator, low flush w.c., pedestal wash basin with stainless steel mixer tap, bath with stainless steel mixer tap

and overhead shower. Part tiled, central heating radiator, extractor fan.



OUTSIDE

Small buffer garden with a paved pathway leading to the front door. To the rear the garden is laid to lawn with planted borders, paved patio area perfect for outdoor dining and entertaining. Enclosed by walls and hedges and timber fencing. Single detached garage with wooden door and a shared driveway.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.