



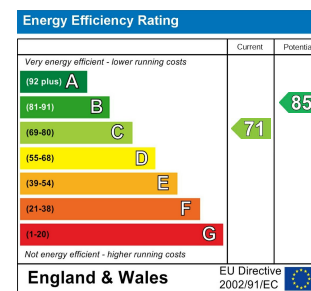
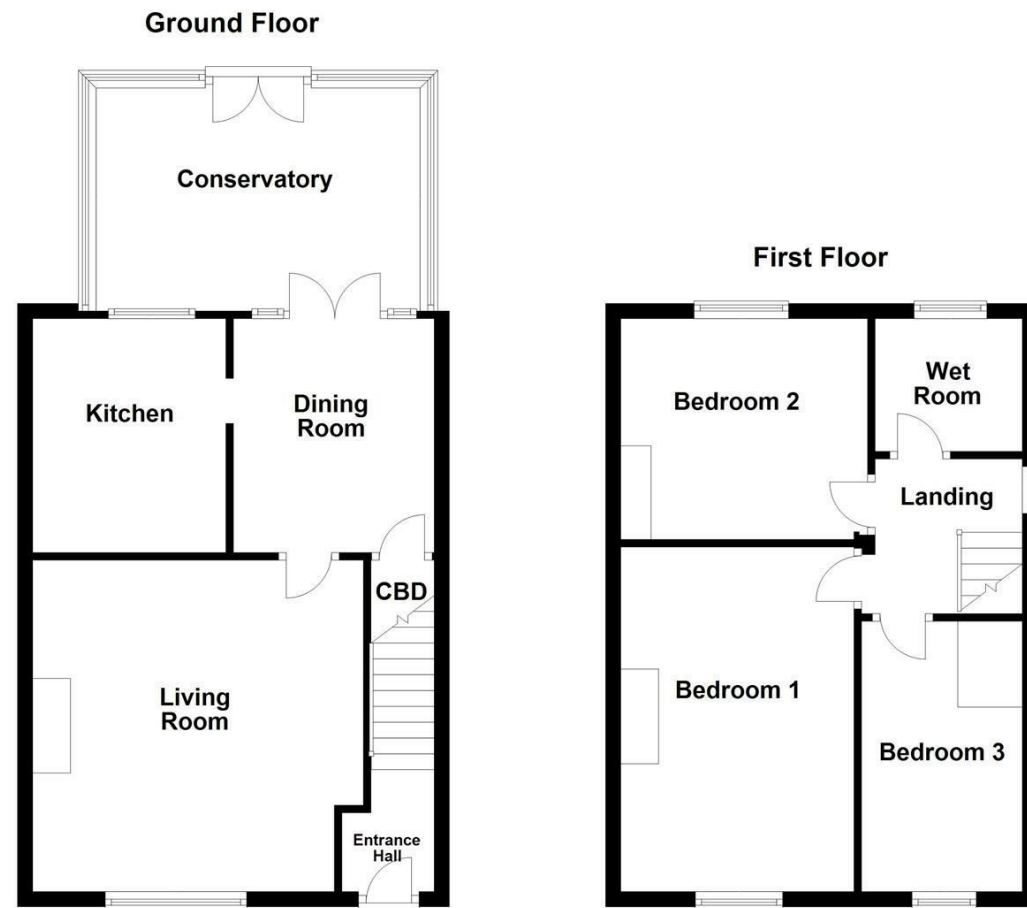
WAKEFIELD  
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OSSETT  
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HORBURY  
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**IMPORTANT NOTE TO PURCHASERS**

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.

**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

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

**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.



**20 Park Avenue, Outwood, Wakefield, WF1 2NQ**

**For Sale Freehold £215,000**

Deceptively spacious from the front is this three bedroom semi detached property benefitting from well proportioned accommodation, newly installed shower room, off road parking and enclosed rear garden.

With UPVC double glazing and gas central heating, the property briefly comprises of the entrance hall, living room, dining room, kitchen and conservatory. The first floor landing leads to three bedroom and the shower room/w.c. Outside to the front is a concrete driveway providing off road parking for several vehicles. To the rear the garden is laid to lawn incorporating a single garage and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is well placed to all local amenities including shops and schools. As well as providing easy access to junction 41 of the M1 motorway for those looking to travel further afield. It is also perfectly located for Outwood train station, for those looking to commute to Leeds.

This superbly presented home deserves a full internal inspection to reveal the accommodation on offer at this quality home and an early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Coving to the ceiling, dado rail, central heating radiator, stairs to the first floor landing and door to the living room.

### LIVING ROOM

14'4" x 14'1" (max) x 12'11" (min) [4.38m x 4.3m (max) x 3.95m (min)]  
UPVC double glazed window to the front, central heating radiator, door to the dining room, coving to the ceiling and ceiling rose. Gas fireplace with marble hearth, marble wood surround and wooden mantle.



### DINING ROOM

8'7" x 10'1" [2.64m x 3.09m]

An opening into the kitchen, door to the understairs storage cupboard, coving to the ceiling and ceiling rose. Central heating

radiator and as set of UPVC double glazed French doors to the conservatory.



### KITCHEN

10'1" x 8'2" [3.09m x 2.5m]

UPVC double glazed window to the conservatory, coving to the ceiling, spotlights to the ceiling. Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Space and plumbing for a cooker, space and plumbing for a washing machine and dishwasher. Space for an under counter fridge and freezer. The boiler is housed within the kitchen.

### CONSERVATORY

13'8" x 9'7" [4.18m x 2.94m]

Surrounded by UPVC double glazed windows and a set of UPVC double glazed French doors to the rear garden.



### FIRST FLOOR LANDING

Loft access, coving to the ceiling, dado rail and UPVC double glazed frosted window to the side. Doors to three bedrooms and the shower room.

### BEDROOM ONE

11'7" x 10'2" (max) x 8'11" (min) [3.55m x 3.11m (max) x 2.74m (min)]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



### BEDROOM TWO

10'0" x 10'8" (max) x 9'6" (min) [3.06m x 3.26m (max) x 2.9m (min)]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



### BEDROOM THREE

6'11" x 11'8" (max) x 8'6" (min) [2.13m x 3.57m (max) x 2.6m (min)]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



### SHOWER ROOM/W.C.

6'2" x 5'9" [1.88m x 1.76m]

UPVC double glazed frosted window to the rear, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and wet room style shower attachment.



### OUTSIDE

To the front of the property there is a concrete driveway providing off road parking for several vehicles. To the rear the garden is laid to lawn with a single garage and paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.

### EPC RATING

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