



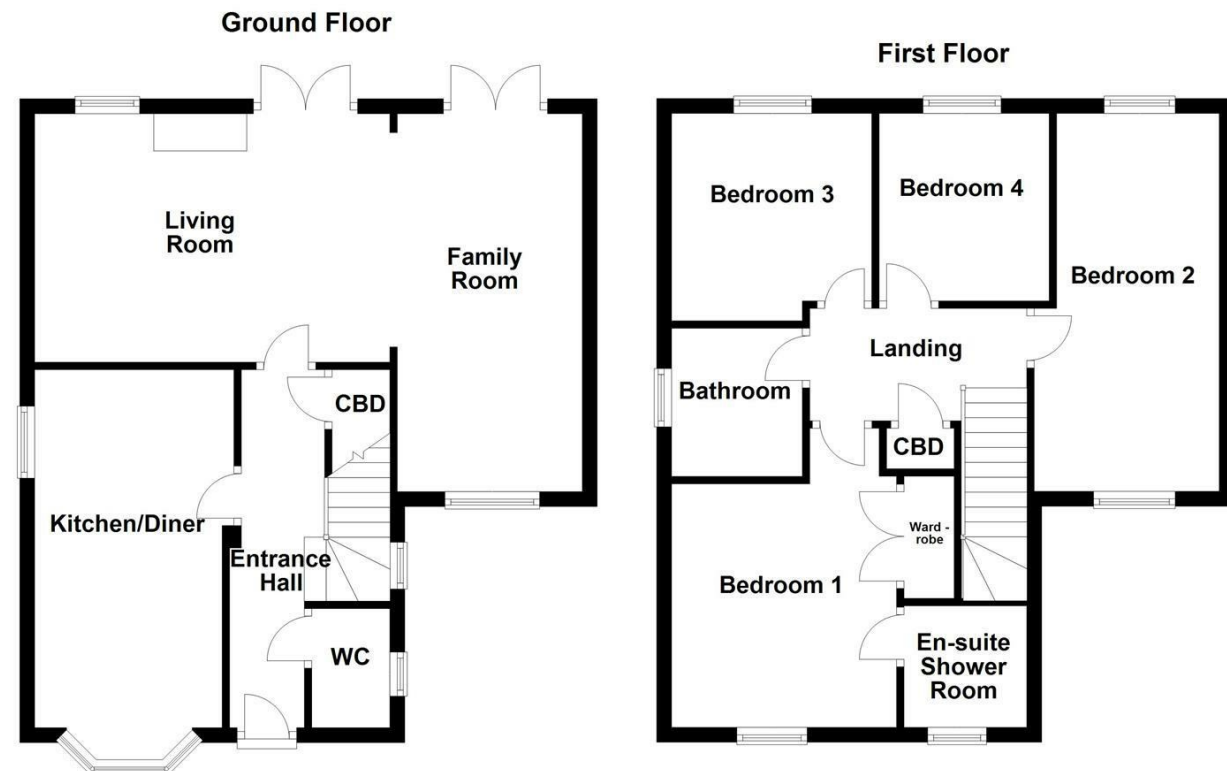
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844



4 Bramble Court, Outwood, Wakefield, WF1 2UH

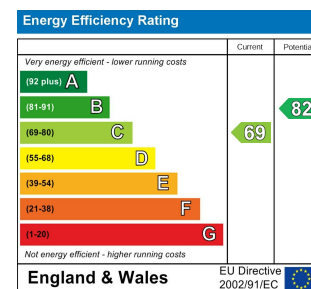
For Sale Freehold Asking Price £299,950

Nestled in a cul-de-sac location is this four bedroom detached family home benefitting from well proportioned accommodation, modern kitchen and bathroom, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., kitchen/diner, living room and family room. The first floor landing leads to four bedrooms (with the principal bedroom boasting en suite facilities) and the house bathroom/w.c. Outside to the front there is a block paved and tarmacadam driveway providing off road parking for two vehicles. To the rear there is a lawned garden incorporating a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Situated in Outwood within easy reach to local amenities such as good schools, with local bus routes nearby, as well as Outwood train station. For those looking to travel further afield, there is easy access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended to avoid 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.

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.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing, UPVC double glazed window to the side and doors to the downstairs w.c., kitchen/diner, living room and downstairs storage cupboard.

W.C.

3'5" x 5'2" [1.05m x 1.6m]

UPVC double glazed frosted window to the side, partially tiled, spotlights to the ceiling, chrome ladder style central heating radiator, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap.

KITCHEN/DINER

17'5" x 8'9" [max] x 2'5" [min] [5.31m x 2.68m [max] x 0.74m [min]]

Range of wall and base units with granite work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, five ring gas hob with partial granite splash back and extractor hood above. Space and plumbing for a washing machine, integrated double oven, integrated fridge and freezer. UPVC double glazed bay window to the front further window to the side, spotlights to the ceiling and central heating radiator.



LIVING ROOM

15'7" x 10'11" [4.76m x 3.34m]

Set of UPVC double glazed French doors and window to the rear garden, coving to the ceiling, central heating radiator and electric fireplace with marble hearth, surround and mantle. An opening through to the family room.



FAMILY ROOM

8'0" x 16'6" [2.44m x 5.05m]

UPVC double glazed window to the front, a set of UPVC double glazed French doors to the rear, central heating radiator, coving to the ceiling and the boiler is housed in here.



FIRST FLOOR LANDING

Loft access and doors to four bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

10'1" x 13'2" [max] x 10'7" [min] [3.08m x 4.02m [max] x 3.25m [min]]

UPVC double glazed window to the front, central heating radiator, access to wardrobe with double doors and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'1" x 5'1" [1.57m x 1.57m]

UPVC double glazed frosted window to the front, spotlights to the ceiling, built in extractor fan, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap. Shower cubicle with over head shower attachment and glass shower screen. Chrome ladder style radiator and fully tiled.



BEDROOM TWO

17'1" x 8'6" [max] x 7'10" [min] [5.21m x 2.6m [max] x 2.4m [min]]

Two central heating radiators and UPVC double glazed windows to the front and rear.

BEDROOM THREE

8'10" x 9'2" [max] x 8'4" [min] [2.7m x 2.81m [max] x 2.55m [min]]

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



BEDROOM FOUR

7'3" x 8'3" [2.21m x 2.54m]

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

BATHROOM/W.C.

6'6" x 5'7" [1.99m x 1.71m]

UPVC double glazed frosted window to the side, spotlights to the ceiling, chrome ladder style radiator, concealed low flush w.c., wash basin built into storage unit with mixer tap and P-shaped bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a block paved and tarmacadam driveway providing off road parking for two vehicles. To the rear the garden is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

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.