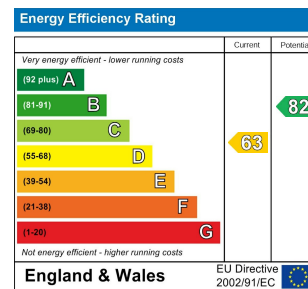




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## 146 Potovens Lane, Outwood, Wakefield, WF1 2LF

**For Sale Freehold £325,000**

Situated in Outwood is this superbly presented three bedroom semi detached dormer bungalow benefitting from an annex, ample off road parking and attractive front and rear gardens with summerhouse.

The property briefly comprises of the kitchen/diner, hallway leading to bedroom one, living room, conservatory and bathroom. The first floor landing leads to two further bedrooms and w.c. Outside to the front is a resin driveway providing off road parking for several vehicles through a set of double gates with a lawned garden. To the rear there is a low maintenance garden incorporating a resin patio area, perfect for al fresco dining with a raised decked patio area with timber shed, summerhouse with hot tub and separate annex. The annex has its spacious living space with a kitchenette and w.c., ideal for multi generational living or a sought after work from home space.

Within walking distance to the local amenities and schools located nearby with local bus routes travelling to and from Wakefield and Leeds. The M1 and M62 motorway networks are only a short drive away looking to work or travel further afield.

This property would make an ideal purchase for a range of buyers and only a full internal inspection will reveal all that's on offer at this quality home. A viewing is highly recommended.

### 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,

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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.



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#### ACCOMMODATION

##### KITCHEN/DINER

162" x 88" [max] x 57" [min] [4.95m x 2.65m [max] x 1.72m [min]]  
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven, integrated four ring gas hob with splash back and extractor hood above. Integrated dishwasher and fridge/freezer. Integrated wine cooler, composite stable door leading into the kitchen/diner, downlight, kick board lighting, UPVC double glazed windows to the front and side, spotlights to the ceiling, door to a hallway and chrome ladder style central heating radiator.

##### HALLWAY

Stairs to the first floor landing, coving to the ceiling, decorative panelling and doors to bedroom one, living room and bathroom.

##### BEDROOM ONE

158" x 124" [max] x 78" [min] [4.79m x 3.78m [max] x 2.35m [min]]  
UPVC double glazed bow window to the front, access to three wardrobe style storage cupboards, coving to the ceiling and central heating radiator.



##### BATHROOM/W.C.

56" x 80" [1.69m x 2.46m]  
UPVC double glazed frosted windows to the side, spotlights to the ceiling, extractor fan, low flush w.c., ceramic wash basin built into storage unit with mixer tap, P-shaped bath with mixer tap and electric shower head attachment. Partially tiled.



##### LIVING ROOM

196" x 1210" [max] x 87" [min] [5.96m x 3.92m [max] x 2.63m [min]]  
Set of UPVC double glazed French doors to the conservatory with window looking in and further window to the side. Central heating radiator, coving to the ceiling, spotlights and access to an understairs storage cupboard.



##### CONSERVATORY

156" x 89" [max] x 73" [min] [4.74m x 2.68m [max] x 2.23m [min]]  
Surrounded by UPVC double glazed windows with window to the living room, set of UPVC double glazed door to the rear garden and central heating radiator.



##### FIRST FLOOR LANDING

Vaulted ceiling with exposed beams, velux skylight and doors to two further bedrooms and w.c.

##### BEDROOM TWO

90" x 138" [2.75m x 4.19m]  
Central heating radiator, UPVC double glazed window to the front and exposed beams to the ceiling. Access to a fitted storage cupboard and storage eaves.



##### BEDROOM THREE

1311" x 911" [max] x 45" [min] [4.26m x 3.03m [max] x 1.36m [min]]  
Velux skylight, exposed beams to the ceiling, central heating radiator, access to a storage cupboard and storage eaves.

##### W.C.

49" x 27" [1.45m x 0.79m]  
Velux skylight, spotlights to the ceiling, low flush w.c. and wall mounted wash basin.

##### OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border incorporating mature trees with a set of timber gates providing access to the resin driveway with electric car charging point providing off road parking for several vehicles. To the rear there is a low maintenance garden mainly comprising of a resin patio area, perfect for outdoor dining and entertaining with a further decked patio, timber shed, summerhouse and annex. The rear garden is fully enclosed by timber fencing.



##### SUMMERHOUSE

94" x 175" [2.87m x 5.32m]  
Power and light, laminate work surface and hot tub.



##### ANNEX

87" x 102" [2.62m x 3.12m]  
UPVC double glazed frosted entrance door, velux skylight, UPVC double glazed window, and doors to the kitchenette and door to the w.c.



##### ANNEX KITCHENETTE

610" x 88" [max] x 56" [min] [2.1m x 2.65m [max] x 1.68m [min]]  
Composite door to the front, spotlights, access to the annex loft. Range of modern wall and base units with laminate work surface over, ceramic sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine tumble dryer.

##### ANNEX W.C.

46" x 210" [1.38m x 0.87m]  
Low flush w.c., wall mounted wash basin with mixer tap and tiled splash back. Spotlights to the ceiling.

##### 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.