



WAKEFIELD
01924 291 294

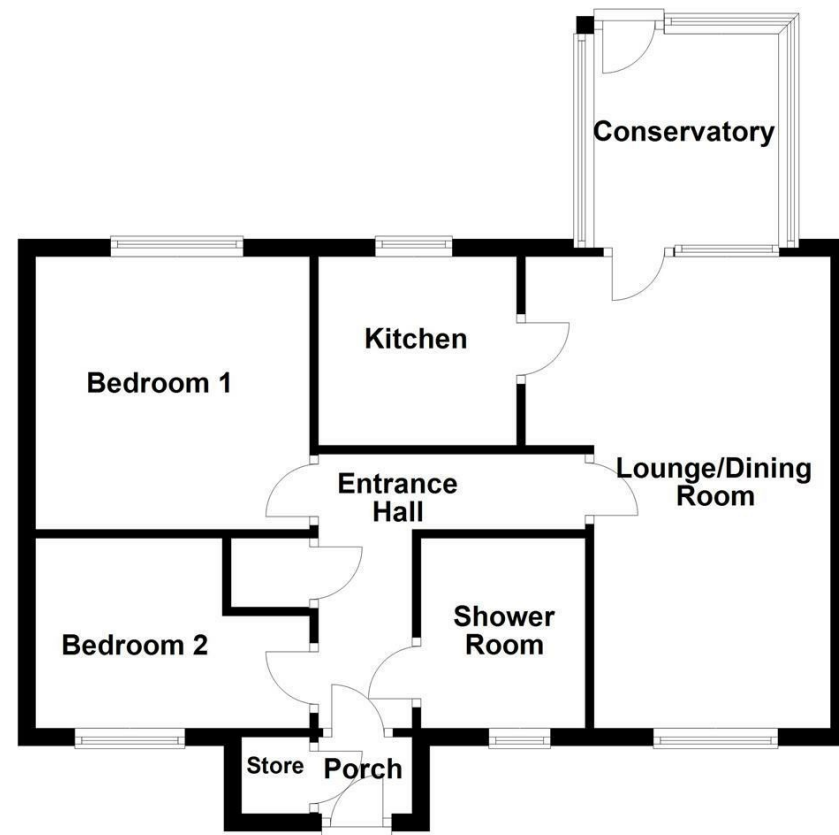
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



7 Holly Court, Outwood, WF1 3TW

For Sale Leasehold £169,950

A mid bungalow for the over 55's with two good sized bedrooms, modern shower room, spacious lounge diner and conservatory looking the communal gardens. Parking via a parking space, UPVC double glazing and electric storage heating.

The accommodation fully comprises entrance porch, entrance hall, two good size bedrooms, modern shower room/w.c., L-shaped lounge diner with feature fireplace with access into the kitchen and the conservatory. Outside there are communal gardens, communal parking and a paved patio area to the rear of the property.

The property is within walking distance to the local amenities, as well as bus routes. For those looking to travel further afield the motorway network is a short drive away.

An internal inspection is recommended.



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ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed front entrance porch, solid wooden door leading into the entrance hall, further timber door to store room.

ENTRANCE HALL

Loft access, doors leading to bedrooms, lounge diner, shower room/w.c. and airing cupboard.

BEDROOM ONE

10'4" x 10'7" [3.17m x 3.23m]

UPVC double glazed window to the rear, coving to the ceiling, electric storage heater.



SHOWER ROOM/W.C.

6'2" x 6'8" [1.90m x 2.05m]

Larger than tiled average shower cubicle with sliding door to the

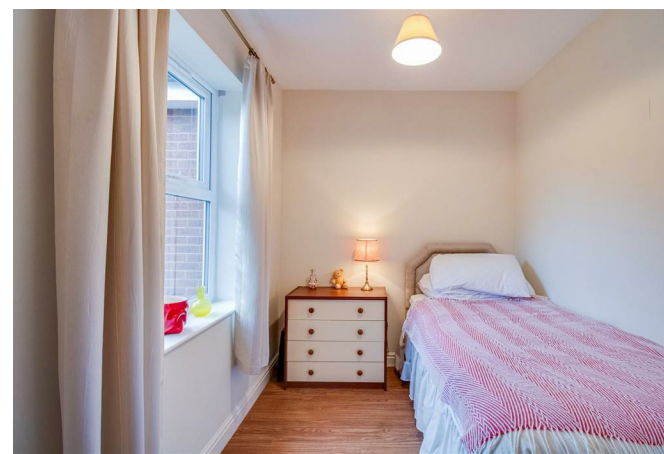
front and electric shower, part tiled walls, low flush w.c. with concealed cistern, wash basin with mixer tap in high gloss vanity cupboards, UPVC double glazed frosted window to the front, extractor fan, electric storage heater.



BEDROOM TWO

6'11" x 10'2" max x 7'11" min [2.11m x 3.12m max x 2.42m min]

UPVC double glazed window to the front, electric storage heater.



LOUNGE DINER

17'9" x 11'5" max x 9'2" min [5.43m x 3.48m max x 2.81m min]

UPVC double glazed windows to the front and rear, two ceiling roses, coving to the ceiling, electric fire on a marble hearth with matching interior and wooden decorative surround, two electric storage heaters, timber door providing access into the kitchen, UPVC double glazed door into the conservatory.

KITCHEN

7'9" x 7'4" [2.37m x 2.26m]

A range of wall and base units with laminate work surface over, tiled splashback above, stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated oven and grill with four ring ceramic hob and cooker hood over, display cabinets with glass shelving, space for under counter fridge and freezer, UPVC double glazed window to the rear, laminate tiled floor.



CONSERVATORY

6'11" x 8'0" [2.11m x 2.44]

UPVC double glazed windows to three sides and UPVC double glazed door to the rear garden.



OUTSIDE

To the front there is a tarmac off road parking space allocated within the communal area. Landscaped communal gardens and steps down to a pathway with pebbled seating area to the front of the property. The rear has a paved patio area ideal for al-fresco dining purposes for the property. Water point connection and an attractive communal garden with bushes bordering. Access to a communal room from the car park.



LEASEHOLD

The service charge is £135 (pcm). The remaining term of the lease is 155 years (2024). A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is B

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.