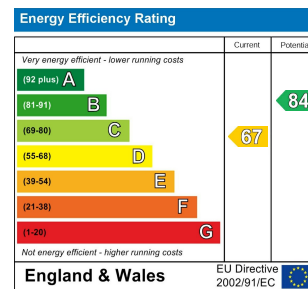
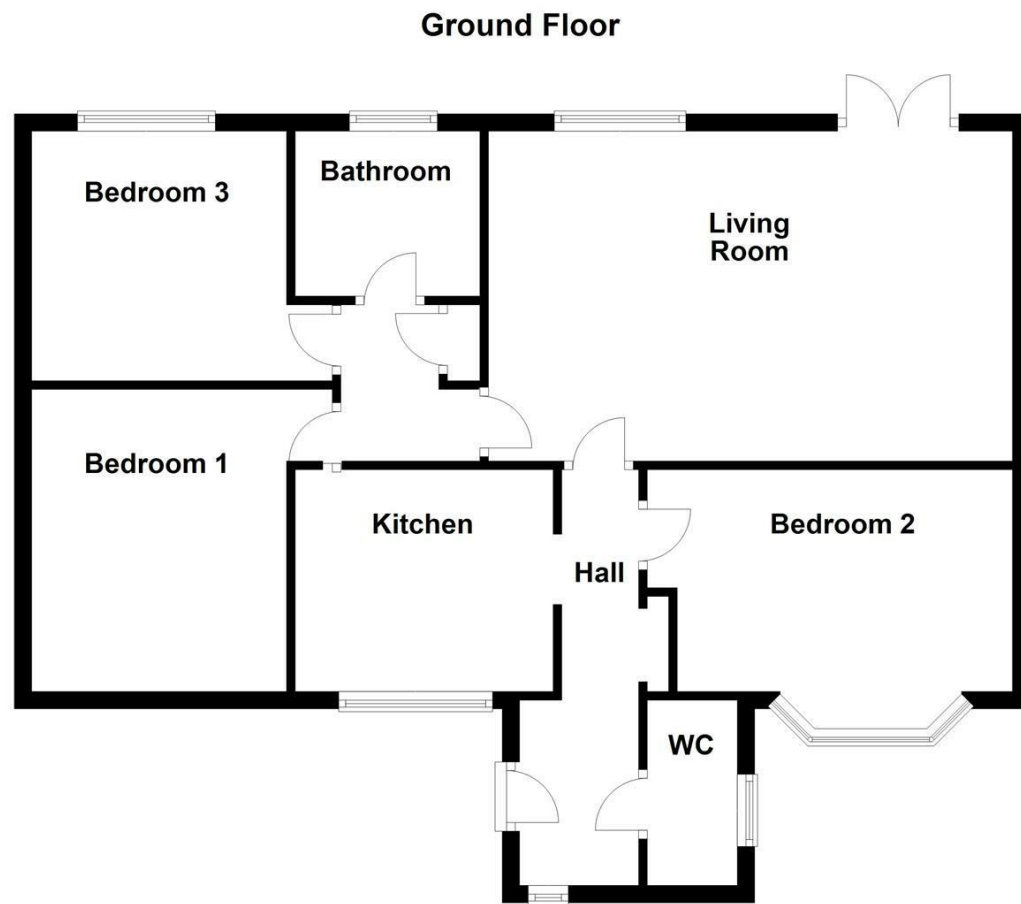




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



42 Sheridan Street, Outwood, Wakefield, WF1 3TP

For Sale Freehold £340,000

Occupying a fantastic corner position with the cul-de-sac is this superbly presented three bedroom detached bungalow benefiting from ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall with downstairs w.c., living room, kitchen, three bedrooms and bathroom/w.c. Externally there is ample driveway parking to the front and detached double garage with two separate entrances. To the rear is a tiered garden with pebbled and bush borders, artificial lawn and patio seating.

The property is ideally located for all local shops and amenities whilst being a short drive away from the motorway network for those looking to commute further afield.

Ready to move into, this property would make a fantastic family home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Side composite door, door to the downstairs w.c., built in storage cupboard and access to the kitchen, living room and bedroom.

W.C.

3'4" x 6'11" [1.04m x 2.11m]

Side frosted UPVC double glazed window, low flush w.c., wash hand basin with tiled splash back and space for a washer/dryer.

LIVING ROOM

19'9" x 12'5" [6.03m x 3.80m]

Rear UPVC double glazed window and French doors, two central heating radiators and original open fireplace with wood surround. Door through to the inner hallway.



INNER HALLWAY

Access to further bedrooms and bathroom.

KITCHEN

9'9" x 8'6" [2.99m x 2.6m]

Range of fitted wall and base units with wood worktops, space for a Range cooker, sink and drainer unit, space for a fridge/freezer, ladder style radiator and part tiled walls. Front UPVC double glazed window.

BEDROOM ONE

11'10" [max] x 11'5" [3.61m [max] x 3.49m]

Front UPVC double glazed window, central heating radiator and fitted wardrobes.



BEDROOM TWO

14'6" [max] x 8'2" [4.43m [max] x 2.5m]

Front UPVC double glazed bay window, central heating radiator and fitted wardrobes.



BEDROOM THREE

11'9" [max] 9'9" [3.59m [max] 2.98m]

Rear UPVC double glazed window and central heating radiator.



BATHROOM/W.C.

6'10" x 7'5" [2.09m x 2.27m]

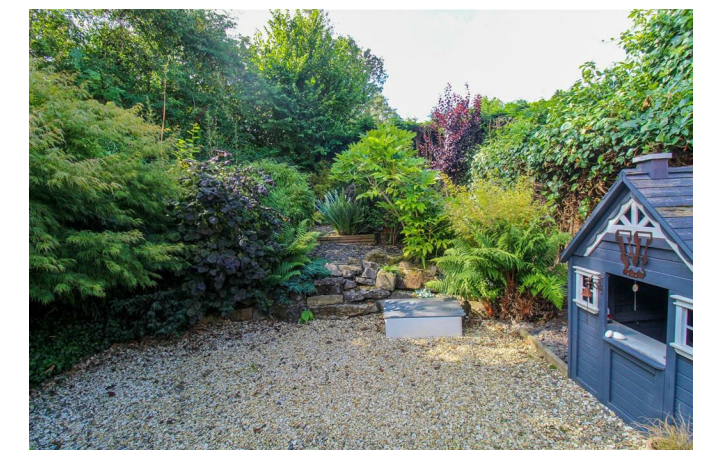
Rear frosted UPVC double glazed window and towel radiator. Three piece suite comprising wall mounted

shower over the bath, wash hand basin with tiled splash back and w.c.



OUTSIDE

The property occupies a corner plot with tarmac driveway providing ample space for several cars leading to the double garage with two separate entrance doors, low maintenance bush and shrubbery borders with side gated entry leading round to the side with flagged patio and rear tiered garden incorporating pebbled tiers and bush and shrubbery, surrounded by wood fencing and artificial lawn.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.