



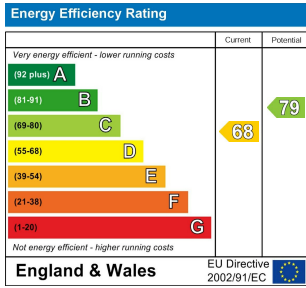
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



14 Heather Court, Outwood, Wakefield, WF1 3HF
For Sale Freehold £335,000

Located on a modern and attractive development is this four bedroom detached family home nestled in a cul-de-sac location benefitting from two reception rooms, ample off road parking and attractive landscaped low maintenance rear garden.

The property briefly comprises of the entrance hall, living room, dining room, spacious conservatory and kitchen. An inner hallway leads to the downstairs w.c., utility room and store room [converted garage]. The first floor landing leads to four bedrooms (the principal bedroom with en suite bathroom/w.c.) and the main house bathroom/w.c. Outside to the front is a double driveway and side gate providing access to the rear garden. To the rear is a landscaped artificial lawned garden with Indian stone paved pathway leading to an Indian stone paved patio area, perfect for al fresco dining under a timber wooden pergola with timber roof, enclosed by timber fencing.

The property is located close to local amenities and schools within the surrounding area with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

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



KITCHEN

8'1" x 7'3" [2.48m x 2.23m]

Range of wall and base units with laminate work surface over, 1 1/2 sink with chrome swan neck mixer tap, integrated double oven and grill, separate four ring gas hob with glass splash back and cooker hood over. Integrated dishwasher, integrated fridge with ice box, UPVC double glazed window and door to the rear aspect, fully tiled floor, downlights built into the wall cupboards, coving to the ceiling and door to the inner hallway.

HALLWAY

Doors to the utility and downstairs w.c.

W.C.

Low flush w.c., vanity wash basin with chrome mixer tap, laminate tiled floor, fully tiled walls, inset spotlight to the ceiling, central heating radiator and UPVC double glazed frosted window overlooking the side aspect.

UTILITY

4'11" x 7'11" [1.52m x 2.42m]

Range of base units with laminate work surface over, wall mounted combi condensing boiler, space for a fridge freezer, space and plumbing for a washing machine, power and light. Previously part of the garage and door to the store room.

STORE ROOM

11'9" x 7'11" [3.59m x 2.42m]

Manual up and over door to the front, power and light.

FIRST FLOOR LANDING

Coving to the ceiling, loft access to the partially boarded loft with light within and doors to four bedrooms, house bathroom and storage cupboard with fixed shelving.

BEDROOM ONE

7'9" x 15'9" [min] x 17'8" [max] [2.38m x 4.82m [min] x 5.39m [max]]

UPVC double glazed frosted window to the side with further window to the front, central heating radiator, coving to the ceiling, inset spotlights to the ceiling and built in double wardrobe. Door providing access to the modern en suite bathroom.



EN SUITE BATHROOM/W.C.

7'10" x 7'10" [2.41m x 2.39m]

Four piece suite comprising walk in shower cubicle with mixer shower and rain shower head, panelled bath with mixer tap, wall hung wash basin with mixer tap and low flush w.c. Partially tiled walls, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.

BEDROOM TWO

8'4" x 12'6" [2.55m x 3.83m]

UPVC double glazed window overlooking the front elevation, central heating radiator, laminate flooring and inset spotlights to the ceiling.

BEDROOM THREE

9'1" x 10'8" [2.79m x 3.27m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring, coving to the ceiling, inset spotlights to the ceiling and built in double wardrobe.

BEDROOM FOUR

9'5" x 6'0" [2.89m x 1.84m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

7'10" x 5'2" [2.39m x 1.58m]

Three piece suite comprising panelled bath with flush mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush w.c. Partially tiled walls, ladder style radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE

To the front of the property is a double resin driveway providing ample off road parking with timber gate to the left providing access down a paved pathway with further gate accessing the rear garden. Within the rear garden is a low maintenance artificial lawned garden with Indian stone paved pathway leading round and low maintenance pebbled edge. There is a large Indian stone paved patio area, perfect for entertaining and dining purposes under a timber wooden pergola with timber roof, surrounded by timber panelled surround fences.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, laminate flooring, central heating radiator, coving to the ceiling, door providing access into the living room and double doored built in cloakroom cupboard. Staircase to the first floor landing.

LIVING ROOM

11'5" [min] x 14'6" [max] x 17'3" [3.49m [min] x 4.43m [max] x 5.28m]

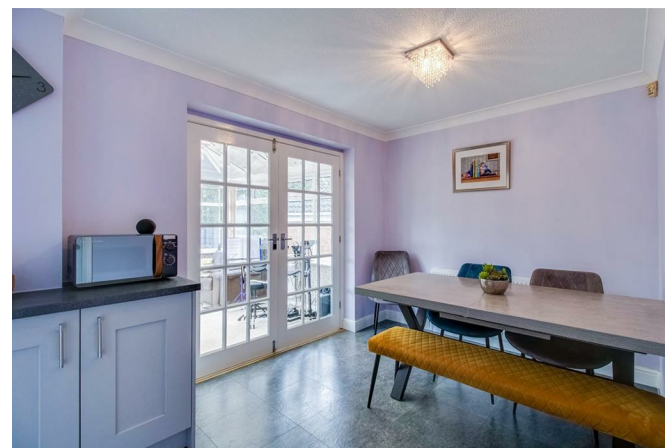
UPVC double glazed bay window overlooking the front aspect, laminate flooring, central heating radiator, coving to the ceiling and door providing access into the dining room.



DINING ROOM

8'0" x 11'5" [2.45m x 3.48m]

Laminate tiled floor, central heating radiator, coving to the ceiling, feature archway providing access into the kitchen and double timber doors into the conservatory.



CONSERVATORY

12'2" x 9'6" [3.71m x 2.91m]

Power and light, ceiling fan, UPVC double glazed windows on three sides, central heating radiator and a set of UPVC double glazed French doors leading out to the rear garden.