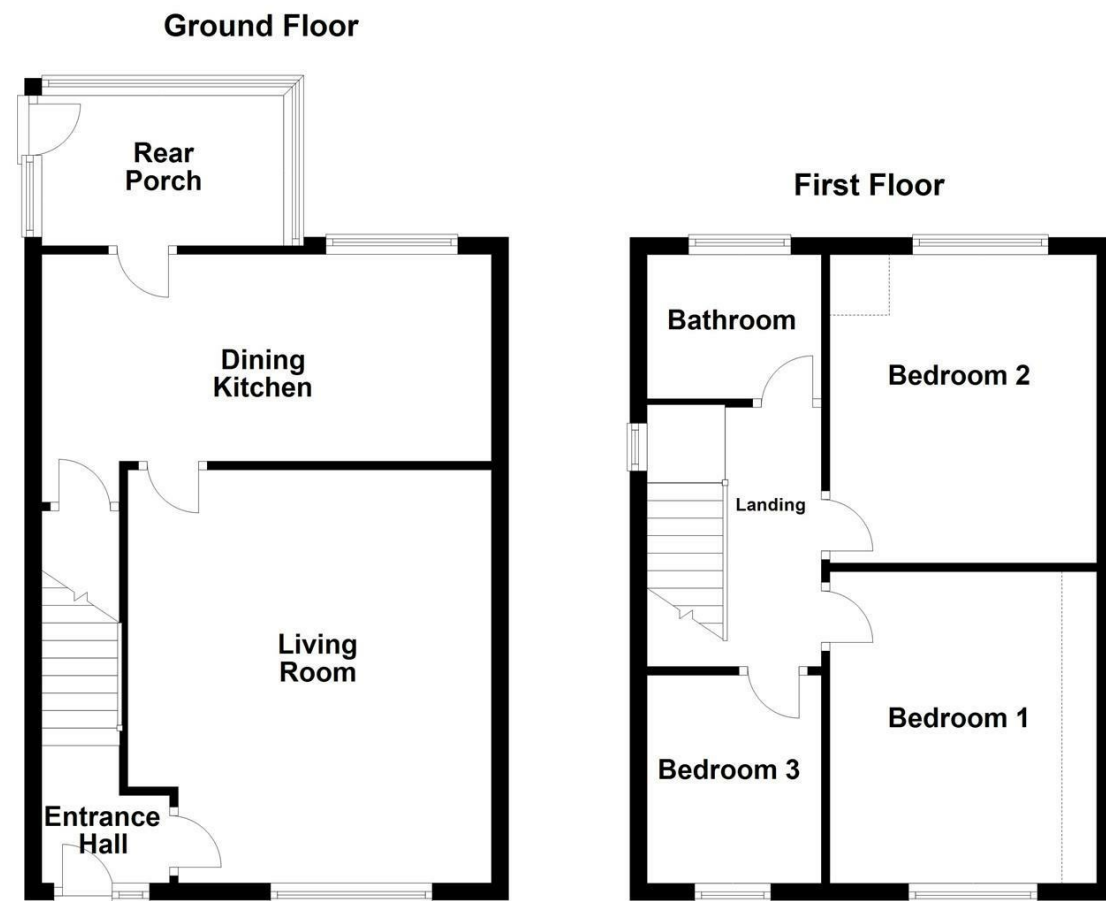




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



55 Church Lane, Outwood, Wakefield, WF1 2JS

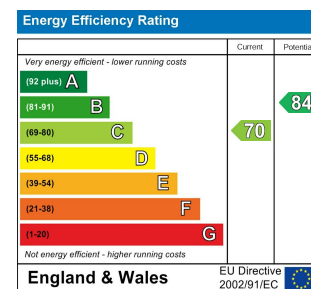
For Sale Freehold £210,000

Situated in Outwood is this three bedroom semi detached property in need of degree of modernisation however offering plenty of potential benefitting from off road parking and a good sized rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner and rear porch. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a pebbled garden with driveway running down the side of the property leading to the single detached garage. To the rear is a good sized enclosed garden with lawn and paved patio area, surrounded by hedging and timber fencing.

The property is ideally located for all local shops and amenities including schools with Pinderfields Hospital and Wakefield city centre being only a short distance away. For those looking to travel further afield for work, Outwood train station is nearby.

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



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.

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



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing, central heating radiator and door through to the living room.

LIVING ROOM

15'9" [max] x 13'10" [max] x 11'11" [4.81m [max] x 4.24m [max] x 3.65m]

UPVC double glazed window to the front, door to the kitchen/diner, central heating radiator, coving to the ceiling and electric fireplace with marble hearth, surround and wooden mantle.



KITCHEN/DINER

17'3" x 8'10" [max] x 8'0" [min] [5.27m x 2.7m [max] x 2.45m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker with extractor hood above and space for a fridge/freezer. Door to the rear porch, UPVC double glazed window to the rear, door to an understairs storage cupboard, central heating radiator and spotlights to the ceiling.

REAR PORCH

9'3" x 5'9" [2.82m x 1.76m]

Space and plumbing for a washing machine, surrounded by timber framed single paned windows and door to the rear garden.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, central heating radiator and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'4" x 12'0" [3.15m x 3.67m]

Fitted wardrobes, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

10'4" x 11'9" [max] x 9'4" [min] [3.15m x 3.59m [max] x 2.85m [min]]

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



BEDROOM THREE

6'8" x 7'10" [2.04m x 2.41m]

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



BATHROOM/W.C.

6'7" x 5'4" [2.03m x 1.65m]

UPVC double glazed frosted window to the rear, central

heating radiator, low flush w.c, pedestal wash basin and panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front is a pebbled garden and tarmac driveway providing off road parking running down the side of the property to the single detached garage with manual up and over front door with separate side door. The rear garden is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing.



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.