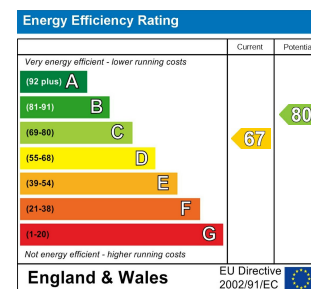
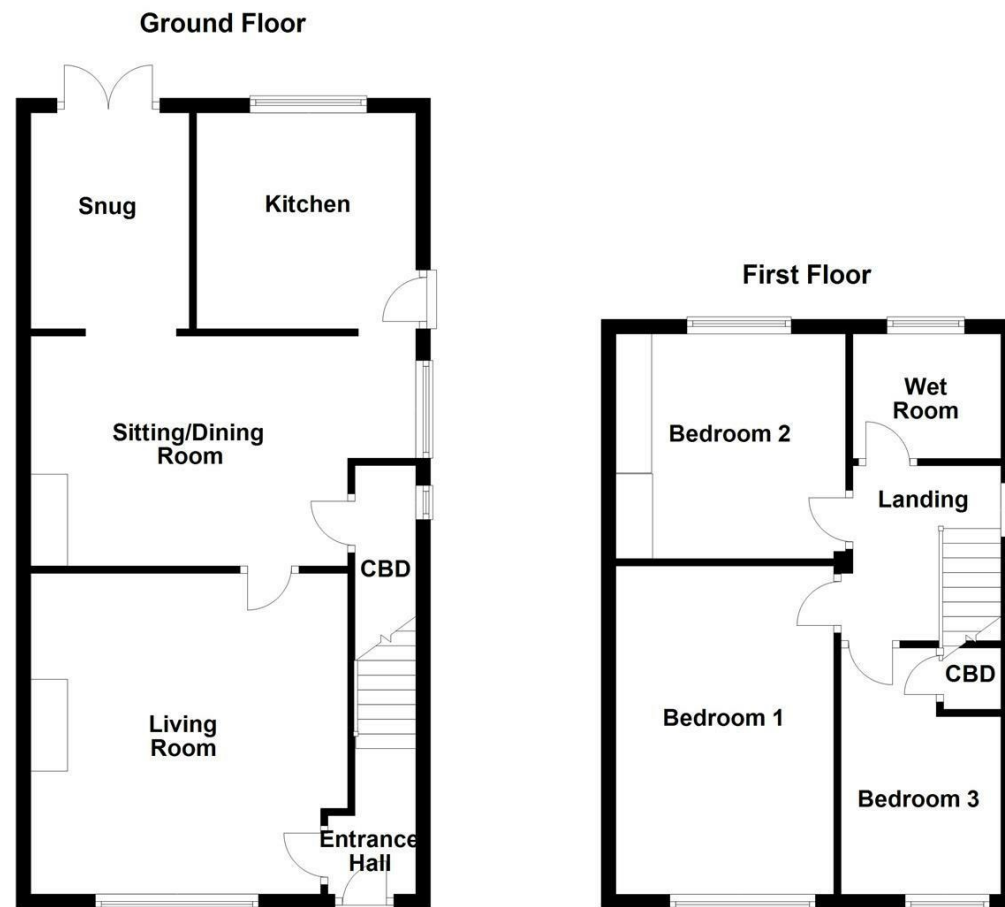




WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute 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.



30 Margaret Street, Outwood, Wakefield, WF1 2NJ
For Sale Freehold Guide Price £210,000 - £220,000

A superb opportunity to purchase this three bedroom semi detached house offered to the market with no chain and benefitting from modern wet room, spacious reception rooms, off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room, sitting/dining room, snug and kitchen. The first floor landing leads to three bedrooms and the wet room/w.c. Outside to the front is a block paved providing ample off road parking leading to a detached store. A cast iron gate provides access onto a paved pathway and planted front garden with mature trees. To the rear is a concrete seating area, rockery style rear garden with paved patio area, fruit trees, built in water feature pond and planted borders, surrounded by walls and timber fencing.

Within walking distance to the local amenities and schools such as Outwood Park and Outwood Park Medical Centre are only a short walk away. Main bus routes run to and from Wakefield and Leeds, as well as 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.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, coving to the ceiling, dado rail, central heating radiator, staircase to the first floor landing and door to the living room.

LIVING ROOM

12'11" (min) x 14'2" (max) x 14'4" (3.96m (min) x 4.32m (max) x 4.37m)
Coving to the ceiling, dado rail, UPVC double glazed window overlooking the front aspect, central heating radiator and electric fire on a marble hearth with marble matching interior and decorative surround. Door providing access to the sitting/dining room.



SITTING/DINING ROOM

10'3" x 14'2" (min) x 17'4" (max) (3.14m x 4.33m (min) x 5.30m (max))
Delft rack-shelf, room for an electric fire on a marble hearth with decorative brick surround and solid wooden mantle with built in TV station. Feature archways providing access into the snug and kitchen Central heating radiator and UPVC double glazed window overlooking the side aspect. Door to the understairs storage cupboard with fixed shelving, UPVC double glazed frosted window overlooking the side aspect and polished concrete floor.

SNUG

9'7" x 7'1" (2.93m x 2.17m)
Laminate flooring, central heating radiator and a set of UPVC double glazed French doors leading to the rear garden.



KITCHEN

9'7" x 9'1" (2.93m x 2.79m)
Range of wall and base units with laminate work surface over and tiled splash back above. Stainless steel circular sink and drainer with mixer tap, space for a freestanding oven and grill, space and plumbing for a washing machine, space for a fridge and freezer. Built in wine rack, UPVC double glazed window overlooking the rear aspect and UPVC side door.



FIRST FLOOR LANDING

Coving to the ceiling, dado rail, UPVC double glazed window overlooking the side elevation, loft access and doors to three bedrooms and the house wet room.

WET ROOM/W.C.

5'7" x 6'7" (1.71m x 2.03m)
Low flush w.c., vanity wash hand basin, electric shower, UPVC double glazed frosted window overlooking the rear elevation, large chrome ladder style radiator, fully tiled walls, UPVC cladding to the ceiling and extractor fan.



BEDROOM ONE

9'8" x 14'7" (2.97m x 4.47m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

8'6" (max) x 10'1" (2.61m (max) x 3.08m)
Range of fitted wardrobes with storage cupboards above, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

10'11" x 7'4" (3.34m x 2.24m)
UPVC double glazed window overlooking the front elevation, central heating radiator and built in double doored storage cupboard over the bulkhead of the stairs.

OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking leading to a store with lockable metal door and power and light within. A cast iron gates provides access onto concrete pathway with planted border leading to the front door with planted front garden incorporating mature trees. To the rear is a concrete seating area, rockery style rear garden with paved patio area, fruit trees, built in water feature pond with low maintenance pebbled surround and numerous planted borders, surrounded by walls 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.