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 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 25 Meadow Croft, Outwood, Wakefield, WF1 3TF

### For Sale Freehold £150,000

Occupying a tucked away position in this cul-de-sac location and in need of updating throughout, however offering huge potential is this one double bedroom semi detached bungalow with large conservatory to the rear benefitting from UPVC double glazing and gas central heating.

The property fully comprises entrance hall, w.c., lounge, double bedroom with en suite shower room, kitchen and large conservatory. Outside there are gardens to the front, side and rear with driveway to the front providing off street parking leading to the brick built semi detached garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the professional or those looking to downsize and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, double doors to built in cloaks space, doors to the lounge and w.c.

W.C.

Low flush w.c., wash basin, UPVC double glazed frosted window to the front and radiator.

LOUNGE

11'1" x 16'0" [3.39m x 4.88m]

UPVC double glazed window to the front, radiator, picture rail, dado rail, gas fire with tiled back, hearth and wood surround. Doorway into the kitchen and door to the bedroom.



BEDROOM ONE

11'8" x 9'4" [min] x 11'2" [max] [3.56m x 2.85m [min] x 3.42m [max]]

UPVC double glazed window to the rear, radiator, laminate floor and door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'6" x 7'3" [1.69m x 2.23m]

Low flush w.c., vanity wash hand basin, walk in shower cubicle with mixer shower, loft access, recess ceiling spotlights, fully tiled walls, tiled floor, heated chrome towel radiator and UPVC double glazed frosted window to the side.



KITCHEN

9'6" x 7'3" [2.92m x 2.21m]

Range of wall and base units with work surface over incorporating sink and drainer, integrated oven and grill, four ring electric hob with filter hood above, plumbing for a washing machine, space for fridge/freezer, tiled effect floor and UPVC door into the spacious conservatory.

CONSERVATORY

11'3" x 15'11" [3.43m x 4.87m]

Fully UPVC double glazed on a brick built base with French doors to the side and radiator.



OUTSIDE

To the front is a low maintenance pebbled garden. In addition there is a small storage outhouse and driveway providing off street parking for two vehicles leading to the semi detached brick built garage with up and over door. To the side is a flagged area and garden to the rear incorporating flagged patio area with plants and shrubs bordering.



COUNCIL TAX BAND

The council tax band for this property is B.

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.