

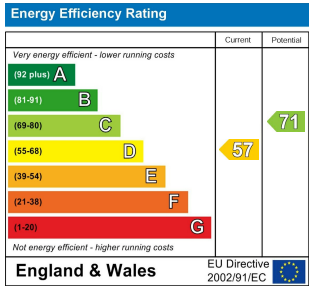


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



144 Potovens Lane, Outwood, Wakefield, WF1 2LF

For Sale Freehold Asking Price £469,950

Renovated to an extremely high standard throughout is this four bedroom detached family home with bespoke kitchen breakfast sitting room with bi-folding doors, Neff appliances and built in audio, bedroom one with stunning en suite shower room/w.c., ample off road parking with electric gates.

The accommodation comprises entrance porch, entrance hall, downstairs w.c., living room, dining room, extended open plan kitchen breakfast sitting room with central Island and Quartz work surfaces, separate utility room, first floor landing, four double bedrooms, the main bedroom with en suite shower room/w.c. in addition the house bathroom/w.c. Outside, to the front there are electric sliding gates opening on to the resin driveway providing off road parking for a least five vehicles and continues around the side of the property. The rear garden is accessed via further double timber gates and is landscaped with Indian stone paved patio area, attractive lawn and timber fenced patio area. Large timber summer house, timber shed and is fully enclosed.

Within walking distance to the local amenities and schools located nearby with local bus routes travelling to and from Wakefield and Leeds. The M1 and M62 motorway networks are only a short drive away looking to work or travel further afield.

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



ACCOMMODATION

ENTRANCE PORCH

Composite front entrance door leads into the porch, Karndean flooring, inset spotlights to the ceiling, composite front entrance door leading into the entrance hall with UPVC double glazed frosted side window.

ENTRANCE HALL

Kardean flooring, UPVC double glazed window to the side, coving to the ceiling, staircase leading to the first floor landing with solid oak handrail and spindles leading to the first floor landing, central heating radiator, solid wood doors to downstairs w.c., living room and dining room.

W.C.

4'4" x 2'5" [1.33m x 0.74m]

Two piece suite comprising low flush w.c. with concealed cistern and ceramic wash basin with mixer tap built into high gloss canopy cupboard, Porcelain tiled walls, tiled floor, UPVC double glazed frosted window to the side, inset spotlights to the ceiling.

LIVING ROOM

12'4" x 11'2" [3.78m x 3.41m]

UPVC double glazed bay window to the front, central heating radiator, electric fire on a decorative hearth with matching interior and surround, two wall lights, central heating radiator, coving to the ceiling.



DINING ROOM

12'5" x 12'2" [3.80m x 3.73m]

UPVC double glazed window to the side, central heating radiator, inset spotlights to the ceiling, Karndean flooring and an archway leading to the extended kitchen/breakfast room.

KITCHEN BREAKFAST SITTING ROOM

21'3" x 19'0" max x 17'5" min [6.50m x 5.80m max x 5.31m min]

Open plan living with a kitchen area having a range of wall and base units with Quartz work surface over and Quartz upstands, central island with granite work surface over, large central Island with Quartz work surface with seating for approximately six, 1 1/2 sink and drainer with mixer tap, integrated Neff dishwasher, integrated twin Neff oven and grills with integrated Neff microwave oven and Neff coffee machine, integrated fridge and freezer, four ring Induction Neff hob with cooker hood over, archway into sitting room area. The sitting room area has inset spotlights to the ceiling, Karndean flooring, Anthracite bi-folding double glazed doors leading out to the landscaped garden, electric fire inset to the wall with media recess, built in audio, inset spotlights, two UPVC double glazed Velux windows, solid wooden door with chrome handle providing access into utility room. Composite side entrance door with frosted glazed panels to either side, underfloor heating.



UTILITY ROOM

9'2" x 6'2" [2.80m x 1.89m]

A range of wall and base high gloss units, solid wooden work surface over, 1 1/2 sink and drainer with mixer tap, plumbing and drainage for a washing machine, combi condensing boiler, UPVC double glazed window to the side, central heating radiator, Karndean flooring, coving to the ceiling, integrated freezer, integrated fridge.

FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, archway providing access to the further landing area, solid wood doors leading to the bedrooms and house bathroom/w.c. Access to the loft via the bi-folding staircase.

BATHROOM/W.C.

7'5" x 6'0" [2.27m x 1.83m]

Panelled bath with tiled surround and a flush mixer tap having a separate mixer shower over and shower screen, large ceramic wash basin with chrome mixer tap with high gloss vanity drawers, low flush w.c., fully tiled walls, tiled floor, chrome ladder style radiator, inset spotlights to the ceiling, wall mounted extractor fan and a UPVC double glazed frosted window to the side elevation.



BEDROOM ONE

18'8" x 15'8" max x 13'6" min plus walk in area [5.69m x 4.79m max x 4.12m min plus walk in area]

Inset spotlights to the ceiling, two UPVC double glazed windows to the rear elevation, two central heating radiators, solid wooden door with chrome handle providing access to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

4'5" x 9'4" [1.37m x 2.86m]

Large ceramic wash basin with chrome mixer tap with vanity drawers below, low flush w.c. with concealed cistern, larger than average shower cubicle with sliding doors, mixer shower with rain shower head and attachment. Chrome ladder style radiator, tiled walls, tiled floor, inset spotlights to the ceiling.



BEDROOM TWO

11'2" x 12'2" max x 9'6" min [3.42m x 3.72m max x 2.91m min]

UPVC double glazed window to the front elevation, central heating radiator.

BEDROOM THREE

9'4" x 12'3" [2.85m x 3.74m]

UPVC double glazed window to the side, central heating radiator.

BEDROOM FOUR

6'10" x 9'1" [2.10m x 2.78m]

Coving to the ceiling, UPVC double glazed window to the front, central heating radiator.

LOFT ROOM

29'2" x 9'1" [8.91m x 2.77m]

Strip lighting, carpeted, power and boarded.

OUTSIDE

Electric cast iron sliding gates, brick walling and timber panelled fence surrounds with cast iron railing toppers. A further cast iron gate with wooden insets to the front. Front and side resin driveway providing off road parking for at least five vehicles and at the side of the property there is a water point connection, double cast iron gates with wooden inserts leading to the rear. The rear garden has an Indian stone paved patio area perfect for entertaining and dining purposes, attractive lawned garden, timber garden shed, large timber summerhouse and a timber decked patio area. Enclosed by timber panelled fencing. Outside lighting.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.