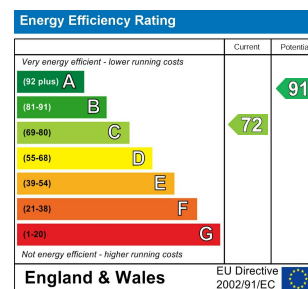
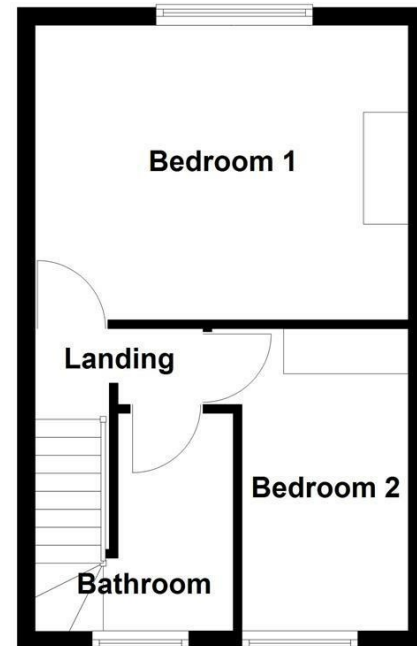


Ground Floor



First Floor



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	



62 Rooks Nest Road, Outwood, Wakefield, WF1 3DZ

For Sale Freehold £169,995

A superb opportunity to purchase this extended two bedroom mid terrace cottage benefitting from modern fitted kitchen and generous sized rear garden.

The property is accessed to the front into the modern fitted kitchen with breakfast bar and access down to the cellar, spacious living room with an opening into the extension with versatile space which could be used for an office and utility/w.c. which could be used as a downstairs wet room. The first floor landing leads to two bedrooms and house bathroom. Outside to the front there is on street parking and a paved garden. To the rear is a good sized garden with a timber decked patio area with steps down to a spacious lawned garden with timber shed.

The property is ideally located for all local shops and amenities that Outwood has to offer including local schools. The motorway network is only a short drive away perfect for those looking to commute 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.



ACCOMMODATION

KITCHEN

10'11" x 11'0" [3.33m x 3.37m]
UPVC double glazed front entrance door. Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, Range cooker with five ring gas hob and cooker hood. Integrated fridge/freezer, integrated dishwasher, breakfast bar, pull out pantry drawers and large storage pan drawers. Spotlights to the ceiling, central heating radiator, laminate flooring, plinth lighting, understairs storage with access to the cellar and stairs to the first floor landing. Archway through to the living room.



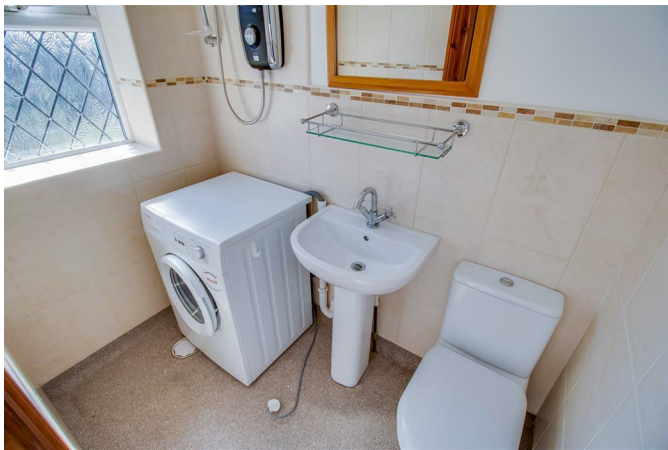
LIVING ROOM

10'9" x 13'10" [3.29m x 4.24m]
Coving to the ceiling, laminate flooring, Yorkshire stone flagged fireplace with solid wood surround and exposed brick chimney breast. An opening into versatile space which could be used for a variety of uses such as an office with bi-folding door to the utility/w.c. and UPVC double glazed rear door.



UTILITY/W.C.

3'11" x 6'4" [1.20m x 1.94m]
Electric shower, pedestal wash basin with mixer tap and low flush w.c. Plumbing for a washing machine, wet room style floor, extractor fan and UPVC double glazed frosted window to the rear aspect.



FIRST FLOOR LANDING

Loft access, chrome ladder style radiator and doors to two bedrooms and bathroom.

BEDROOM ONE

10'8" x 13'10" [3.27m x 4.22m]
UPVC double glazed window overlooking the rear aspect, central heating radiator and fixed shelving.



BEDROOM TWO

7'7" [max] x 6'1" [min] x 11'1" [2.33m [max] x 1.86m [min] x 3.40m]
Built in double wardrobe, central heating radiator and UPVC double glazed window overlooking the front elevation.



BATHROOM/W.C.

7'8" x 4'3" [min] x 7'4" [max] [2.35m x 1.32m [min] x 2.24m [max]]
Three piece suite comprising panelled bath with mixer tap and electric shower, low flush w.c. and wash basin with mixer tap. Central heating radiator and UPVC double glazed frosted window overlooking the front elevation.



OUTSIDE

To the front is on street parking and paved area leading to the front entrance door. To the rear is a good sized garden with paved steps leading to a timber decked patio area, perfect for entertaining and dining purposes with steps down to a generous sized lawned garden leading to a timber shed at the rear. To the rear is a timber gate providing access for the neighbours bins.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"The cottage has been in the family since early 90's. It is a solid and safe property where we made some lovely memories, had good relationships with the neighbours and enjoyed the location for travel, shopping to Wakefield or Leeds or getting to the motorway [M1 & M62] to go further afield. We have used the garden for quiet and peaceful time, listening to the birds, enjoying the views of all seasons and had some get togethers including fundraising events. The front door is 1 year old, kitchen 5 years old and a new gas boiler was installed in March 2025. "

COUNCIL TAX BAND

The council tax band for this property is A.

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.