



#### 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



## 683 Leeds Road, Wakefield, WF1 2LU

### For Sale Freehold £275,000

Located in a sought after residential area is this superbly presented and deceptively spacious three bedroom detached home refurbished to an excellent standard and benefitting from driveway parking for three vehicles and attractive rear garden with summerhouse.

The property briefly comprises of the entrance hall, living room, hallway leading to the dining (with access down to the cellar) and newly fitted modern kitchen. The first floor landing leads to three bedrooms and house shower room. Outside to the front is a pebbled buffer garden and driveway to the side providing ample off street parking. To the rear is an enclosed tiered garden with decked patio and lawned areas incorporating a summerhouse/outside office, with power, light and internet.

Situated in a popular part of Outwood, the property is well placed to local amenities including shops and schools with local bus routes nearby to and from Wakefield and Leeds. The motorway network and Outwood train station are only a short distance away, perfect for those looking to travel further afield.

Offered to the market with no onward chain, only a full internal inspection will reveal that's on offer at this quality home and an early viewing comes highly recommended.

OPEN 7 DAYS A WEEK | [RICHARDKENDALL.CO.UK](http://RICHARDKENDALL.CO.UK)



Zoopa.co.uk rightmove

aria | propertymark  
PROTECTED

naeo | propertymark  
PROTECTED

The Property  
Umbudsman

APPROVED CODE  
THE NATIONAL TRUST





ACCOMMODATION

ENTRANCE HALL

3'5" x 3'8" [1.06m x 1.12m]

Timber framed front entrance door, coving to the ceiling and door through to the living room.

LIVING ROOM

12'11" x 16'2" [max] x 14'11" [min] [3.95m x 4.93m [max] x 4.57m [min]]

Decorative fireplace, central heating radiator, UPVC double glazed window to the front, coving to the ceiling, door through to the hallway.



HALLWAY

Stairs to the first floor landing and door through to the dining room.

DINING ROOM

14'5" x 16'1" [max] x 14'8" [4.4m x 4.92m [max] x 4.48m]

An opening to the kitchen, anthracite column central heating radiator, multi fuel burning stove with slate hearth, spotlights, door providing access down down to the cellar.



CELLAR

15'0" x 14'5" [4.58m x 4.41m]

Power.

KITCHEN

12'9" x 8'9" [3.9m x 2.68m]

Range of modern wall and base units with granite work surface over, inset 1 1/2 stainless steel sink and drainer, space and plumbing for a Range style cooker [90cm] with extractor hood. Integrated washing machine, integrated dishwasher, spotlights, UPVC double glazed window and door to the rear.



FIRST FLOOR LANDING

Doors to three bedrooms and house shower room.

BEDROOM ONE

13'1" x 16'2" [max] x 9'11" [min] [4.0m x 4.95m [max] x 3.04m [min]]

UPVC double glazed windows to the front, loft access and two central heating radiators.



BEDROOM TWO

11'5" x 9'10" [max] x 8'10" [min] [3.5m x 3.02m [max] x 2.7m [min]]

Central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

5'10" x 11'5" [1.8m x 3.48m]

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

SHOWER ROOM/W.C.

5'8" x 8'0" [1.75m x 2.46m]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower. Chrome ladder style radiator, UPVC double glazed frosted window to the side and spotlights.



OUTSIDE

To the front an iron gate provides access to a pebbled buffer garden and paved pathway to the front door. A driveway to the side provides off road parking for three vehicles. To the rear is a tiered garden incorporating decking and lawned areas with pebbled pathways, fully enclosed by timber fencing. There is a summerhouse [4.42m x 5.93m [max] x 2.93m [min], ideal for a variety of uses including work from home space with power, light and internet.



COUNCIL TAX BAND

The council tax band for this property is C.

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.