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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.



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



68 Mountbatten Crescent, Wakefield, WF1 3EQ

For Sale Freehold £240,000

Situated in Outwood is this superbly presented and extended three bedroom semi detached property benefitting from well proportioned accommodation, driveway parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen, downstairs w.c., boiler cupboard, dining room and sitting room/study. Stairs to the first floor lead to three bedrooms and a four piece house bathroom. Outside to the front is a low maintenance garden with driveway accessed through double gates providing off road parking. To the rear is an enclosed lawned garden incorporating pebbled patio area.

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 home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing, UPVC double glazed frosted window to the front and doors to the living room and kitchen.

LIVING ROOM

12'9" x 13'8" [max] x 12'5" [min] [3.9m x 4.18m [max] x 3.81m [min]]
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, multi fuel burning stove with marble hearth and metal mantle.



KITCHEN

17'6" x 9'11" [max] x 4'10" [min] [5.35m x 3.03m [max] x 1.49m [min]]
Range of wall and base units with wooden work surface over, ceramic 1 1/2 sink and drainer with mixer tap, integrated oven with four ring induction hob, space and plumbing for a washing machine, tumble dryer and fridge/freezer.

UPVC double glazed windows and composite door to the side, column central heating radiator, coving to the ceiling, doors through to the dining room, downstairs w.c. and boiler cupboard.

W.C.

2'8" x 4'4" [0.82m x 1.33m]
Extractor fan, low flush w.c. and pedestal wash basin with tiled splash back.

BOILER CUPBOARD

7'2" x 3'0" [2.2m x 0.93m]
Worcester combi boiler is housed in here.

DINING ROOM

13'3" x 9'10" [4.05m x 3.02m]
Central heating radiator, coving to the ceiling and an opening to the sitting room/study.



SITTING ROOM/STUDY

10'4" x 8'7" [3.17m x 2.64m]
UPVC double glazed window to the rear, velux skylight, vaulted ceiling and central heating radiator.



FIRST FLOOR LANDING

Loft access with pull down ladder, coving to the ceiling, UPVC double glazed frosted window to the side, central heating radiator and doors to three bedrooms and bathroom.

BEDROOM ONE

9'11" x 13'9" [max] x 12'7" [min] [3.03m x 4.2m [max] x 3.85m [min]]
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM TWO

12'9" x 11'1" [max] x 8'5" [min] [3.9m x 3.4m [max] x 2.58m [min]]
Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.



BEDROOM THREE

9'1" x 10'7" [max] x 7'3" [min] [2.77m x 3.25m [max] x 2.21m [min]]
Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

9'11" x 5'10" [3.03m x 1.78m]
Four piece suite comprising low flush w.c., ceramic wash basin with mixer tap, bath with mixer tap and double shower cubicle with electric overhead shower. UPVC double glazed frosted windows to the rear and side, extractor fan, spotlights, coving to the ceiling and column central heating radiator.



OUTSIDE

To the front the garden incorporates planted features and pebbled areas with double gates leading to the driveway running down the side of the property. To the rear is a lawned garden incorporating planted features and pebbled patio area, perfect for outdoor dining and entertaining, fully enclosed by 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.