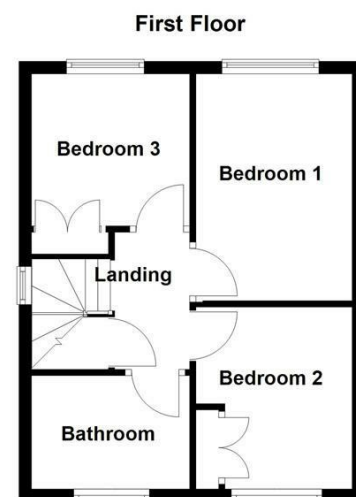
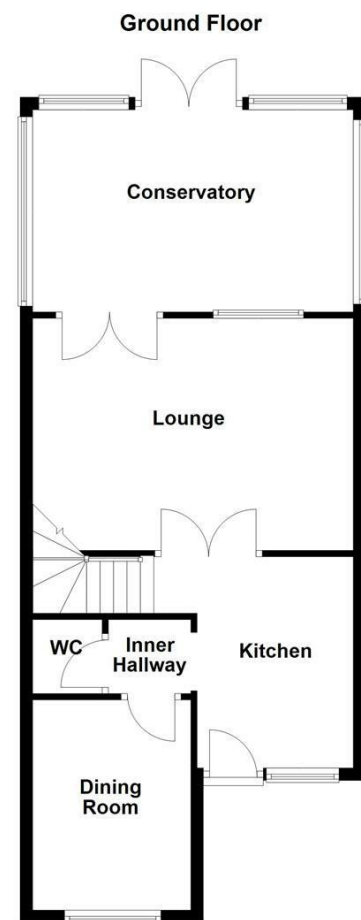


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



28 Thistlewood Road, Outwood, WF1 3HH

For Sale Freehold £315,000

Superbly appointed throughout with open aspect fields to the rear is this attractive and deceptively spacious three bedroom detached home benefitting large conservatory to the rear and driveway for two/three vehicles.

The property fully comprises to the front of the modern fitted kitchen, inner hallway leading to the downstairs w.c., dining room, lounge and conservatory. Stairs to the first floor lead to three well proportioned bedrooms and contemporary house bathroom. Outside, a patterned concrete driveway to the front providing off street parking for two/three vehicles. To the rear is an attractive lawned garden incorporating raised timber decked patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby. Outwood train station is within easy reach and the motorway network for those wishing to commute further afield.

Simply a fantastic family home which deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



ACCOMMODATION

KITCHEN

11'11" x 8'1" [3.65m x 2.47m]
Composite front entrance door. Range of modern wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, space for a slimline dishwasher, plumbing for a washing machine, integrated oven and grill with four ring gas hob with filter hood. Stairs to the first floor landing, radiator, laminate flooring, recess ceiling spotlights, French doors into the lounge and doorway into the inner hallway.

INNER HALLWAY

Space for a dryer, doors to the downstairs w.c. and dining room.

W.C.

Low flush w.c., vanity wash hand basin, laminate flooring and combination boiler housed in here.

DINING ROOM

11'7" x 8'1" [max] [3.54m x 2.47m [max]]
Recess ceiling spotlights, UPVC double glazed window to the front and radiator.



LOUNGE

12'2" x 16'11" [3.71m x 5.18m]
Gas fire with marble back, hearth and wood surround, two radiators, recess ceiling spotlights, UPVC double glazed window and French doors to the conservatory.



CONSERVATORY

12'0" x 15'11" [3.68m x 4.87m]
Herringbone wood effect flooring, recess ceiling spotlights, two radiators, UPVC double glazed windows to the side and French doors to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, airing cupboard, doors to three bedrooms and bathroom.

BEDROOM ONE

8'11" x 12'4" [2.72m x 3.77m]
UPVC double glazed window to the rear with pleasant views of open fields beyond and radiator.



BEDROOM TWO

8'10" [max] x 8'10" [2.71m [max] x 2.71m]
UPVC double glazed window to the front, radiator, recess ceiling spotlights and built in double wardrobe.



BEDROOM THREE

7'2" x 7'10" [2.19m x 2.39m]
UPVC double glazed window to the rear with pleasant views of open fields beyond, radiator, laminate flooring, recess ceiling spotlights and built in double wardrobe.

BATHROOM/W.C.

7'8" x 5'5" [2.35m x 1.67m]
Low flush w.c. with concealed cistern, wash basin with cupboards under and panelled bath with mixer shower over. UPVC double glazed frosted window to the front, recess ceiling spotlights and heated chrome towel radiator.



OUTSIDE

To the front is a feature patterned concrete driveway providing off road parking for two/three vehicles. To the rear is an attractive lawned garden with plants and shrubs bordering incorporating raised timber decked patio area.



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.