



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	



37 Sheridan Street, Outwood, Wakefield, WF1 3TP

For Sale Freehold £325,000

Tucked away in a pleasant cul-de-sac is this superbly presented three bedroom detached true bungalow, boasting a modern kitchen and shower room, driveway with garage, and attractive gardens to three sides.

The accommodation briefly comprises a welcoming entrance hall with access to the w.c. a spacious living room, and a contemporary fitted kitchen. An inner hallway leads to three well proportioned bedrooms and a stylish modern shower room. Externally, the property features a lawned front garden and a driveway providing ample off road parking, leading to a detached garage. A set of stone steps leads to the main entrance. The side garden offers a composite decked seating area with planted borders and a paved pathway to the rear. The generous rear garden is mainly laid to lawn with a stone paved patio, ideal for outdoor dining and entertaining, and is fully enclosed by timber fencing, creating a secure and private setting.

The property is ideally located within walking distance of local amenities and schools in Outwood, with regular bus services providing easy access to Wakefield city centre. For those commuting further afield, the M1 and M62 motorway networks are only a short drive away.

A full internal inspection is essential to truly appreciate the quality this home has to offer. An early viewing is strongly recommended.



ACCOMMODATION

ENTRANCE HALL

5'8" x 5'0" [1.73m x 1.53m]

UPVC frosted entrance door, coving to the ceiling, ceiling rose, central heating radiator and doors to the living room and w.c.

W.C.

2'11" x 5'8" [0.9m x 1.73m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c. and wash basin with mixer tap.

LIVING ROOM

20'8" x 12'5" [max] x 3'0" [min] [6.3m x 3.81m [max] x 0.93m [min]]

UPVC double glazed bay window to front with further window to side, coving to the ceiling, ceiling roses, two central heating radiators and an electric fireplace with laminate hearth, surround and mantle. Doors to hallway and kitchen.



KITCHEN

8'2" x 10'5" [2.5m x 3.18m]

A range of modern wall and base units with laminate work surface, composite sink and drainer, integrated oven with four ring induction hob and extractor hood. Integrated fridge/freezer, integrated dishwasher and space for a washing machine. UPVC double glazed frosted door to side and central heating radiator.

HALLWAY

Loft access, storage cupboard, doors to three bedrooms and shower room.

BEDROOM ONE

11'5" x 11'1" [max] x 9'2" [min] [3.5m x 3.4m [max] x 2.81m [min]]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and vanity unit .



BEDROOM TWO

9'2" x 11'1" [max] x 9'8" [min] [2.8m x 3.4m [max] x 2.96m [min]]

UPVC double glazed window to rear, central heating radiator and fitted wardrobes with sliding mirror doors.



BEDROOM THREE

10'8" x 8'2" [3.27 x 2.51m]

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



SHOWER ROOM/W.C.

7'2" x 6'1" [2.2m x 1.87m]

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



OUTSIDE

To the front is a lawned garden with planted features, stone steps leading up to the entrance door and a driveway for one/two vehicles leading to the single detached garage with up and over door. The side garden comprises of a composite decked patio area with planted beds and a paved pathway to the rear garden. To the rear is a generous sized lawned garden with stone paved patio area, perfect for entertaining and dining, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.