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Meadowcroft Road, Outwood, Wakefield, West Yorkshire, WF1 3TA

Guide Price £430,000

5 4 2



Reference GC 0175

How's the summer hols going ? need more family space ? then this beauty is well worth a look . This property will tick all the boxes and more. With well over 2000sq ft of living space this is humungous As an additional bonus the vendors have reduced the asking price to help your decision. A heck of a lot of house for the money without a doubt

if family entertainment and parties need space this has it in absolute buckets full. Fancy great family time ? then the lounge dining room and orangery can accommodate all the family plus guests. Plenty of space for Christmas dinner or family parties for sure. If you or the family need a bit of space and quiet then there are 5 large bedrooms for all of you to take a break chill out and relax. The houses modern, attractive well designed and has a great family vibe throughout. The kitchen was installed around two years ago as was the boiler so it's ready to go from the day you get the keys.

Outwood as an area has all you need for family life with great local shops, supermarket, bars and restaurants plus the transport links offer so much. Great bus route between Leeds and Wakefield, access to the M1, M62 and A1 within a ten minute drive. Stanley Village is a 5 minute drive away. There is even a rail station within a 10 minute drive. For schools you are spoilt with junior and secondary schools nearby plus if you look at private education then Queen Elizabeth Grammar School, Wakefield Girls High and Silcoates Schools are all within a 15 minute drive. As if this wasn't enough to this there are loads of local junior and senior sports clubs offering great coaching or just plain fun. If you fancy the outdoor life you have plenty of countryside walks around. Overall it offers you everything and more.

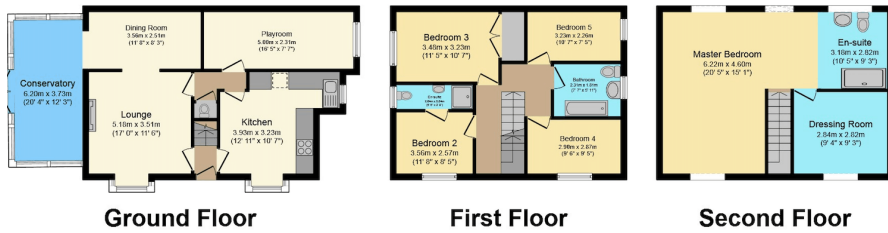
From the front entrance you enter the light bright hallway with doors to the lounge and the kitchen.

The lounge (5.2m x 3.5m)

Overlooking the front of the property it is a larger than average area for family living at the far end of the room there is the



- Fantastic Family Home ready to move in
- 4 modern Bathrooms
- Attractive Lounge Diner
- Great Sized Enclosed Rear Garden Ideal For Pets and Children
- Some Of The Best Transport Links Available
- 5 Double Bedrooms Two EnSuite
- Spacious Orangery and large Study
- Fully Fitted Modern Kitchen
- Great Quiet Location With Access To Everything You Need
- Over 2000sq ft Of Family Living Space



Energy performance certificate (EPC)

11, Meadowcroft Road Ousley WIMBORNE WF1 5TA	Energy rating C	Valid until: 12 February 2029 Certificate number: 9728-1094-7272-4211-1919
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Property type: Detached house
Total floor area: 194 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60