



ESTATE AGENTS

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Kingsley Avenue, Outwood, Wakefield, WF1 2LA

**Offers in the
region of
£204,995**

* SPACIOUS FAMILY HOME

* POPULAR RESIDENTIAL LOCATION

* EXCELLENT COMMUTING ROUTES INTO WAKEFIELD & LEEDS

* REQUIRES SOME COSMETIC UPDATING

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A three bedroom Semi Detached family home situated in the highly popular residential location of Outwood. This house is spacious throughout, ideal for the growing family and briefly comprises: entrance hallway, lounge, separate dining room/family room, kitchen and to the first floor you will find a master bedroom, second double bedroom, third bedroom and family shower room, externally a driveway leading to the single detached garage providing off road parking. The property enjoys a prime location is well placed for access to a range of amenities including local shops and schools. For those commuting to Wakefield and Leeds, there is a regular bus service along the A61/Leeds Road, train links from Outwood Railway Station and the M1/M62 motorway networks are also easy accessible for those wishing to commute further afield. Requiring some cosmetic updating this property is offered with no chain.

GROUND FLOOR

ENTRANCE HALLWAY

Ceiling light point, radiator, stairs to the first floor, uPVC exterior door



LOUNGE 11'5 x 11'4 (3.48m x 3.45m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed boxed bay window



DINING ROOM/FAMILY ROOM 12'11 x 10'8 (3.94m x 3.25m)

Coving to the ceiling, radiator, ceiling light point, uPVC french doors to outside



KITCHEN 9'10 x 6'0 (3.00m x 1.83m)

Fitted with a range of wall and base units with co-ordinating work tops, free standing cooking range, extractor hood, sink and drainer with mixer tap, spaces for appliances, walk in pantry. Ceiling light point, radiator, part wall tiled, uPVC double glazed window, uPVC exterior door.



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, access to bedrooms and bathroom

BEDROOM (front) 12'4 x 10'10 (3.76m x 3.30m)

Fitted with a range of wardrobes, coving to the ceiling, radiator, ceiling light point, uPVC double glazed window.

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BEDROOM (rear) 12'0 x 10'10 (3.66m x 3.30m)

Built in wardrobe, ceiling light point, radiator, coving to the ceiling, uPVC double glazed window



BEDROOM (rear) 7'9 x 6'1 (2.36m x 1.85m)

Ceiling light point, radiator, uPVC double glazed window



SHOWER ROOM 6'10 x 6'0 (2.08m x 1.83m)

Fitted with a three piece suite comprises: separate shower enclosure, wash hand basin set in vanity unit, low level w.c.

Ceiling light point, radiator, wall tiled, uPVC double glazed window.



OUTSIDE

To the front of the property is a block paved drive providing off road parking and leading to a detached garage, there are mature gardens to the front and rear.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which

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is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion




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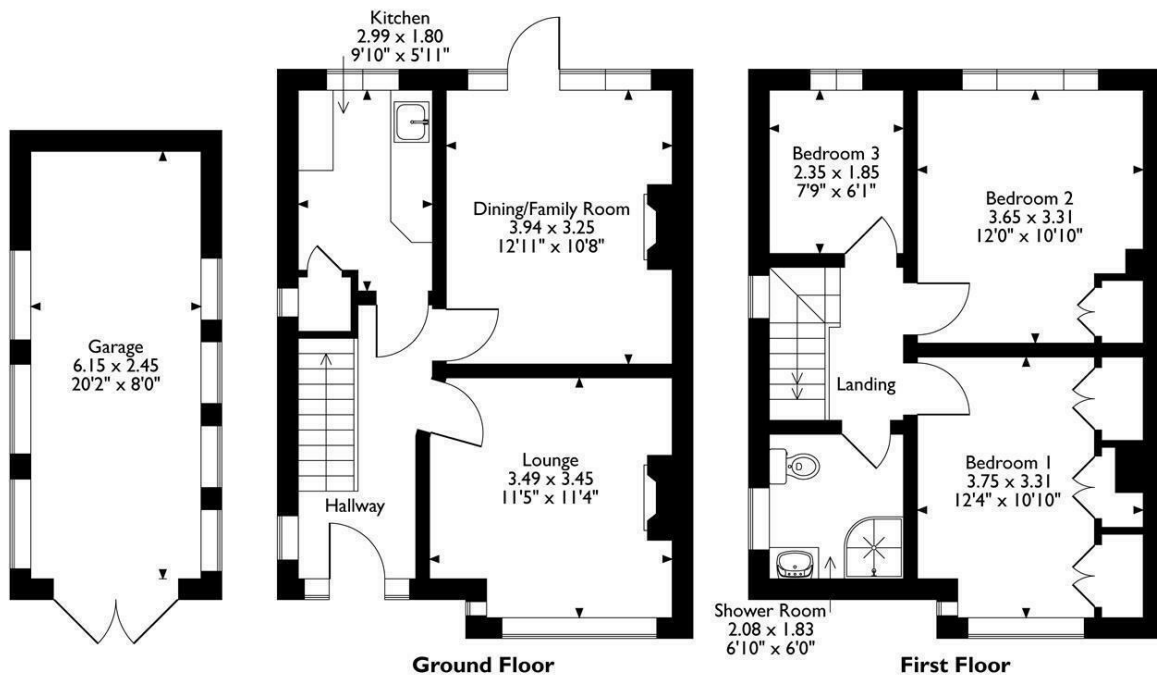


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Kingsley Avenue, Outwood, Wakefield
 Approximate Gross Internal Area
 Main House = 840 SQFT/78 SQM
 Garage = 161 SQFT/15 SQM
 Total = 1001 SQFT/93 SQM



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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