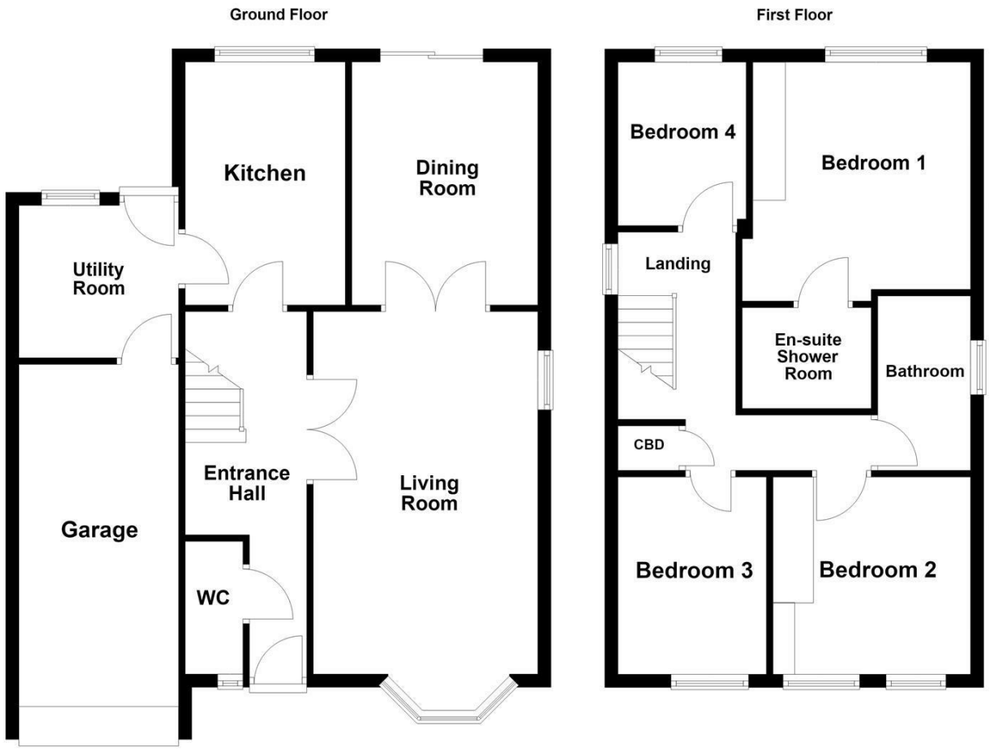

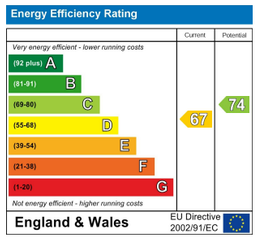

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

7 Meadow Vale, Outwood, Wakefield, WF1 3TD

For Sale Freehold £350,000

A fantastic opportunity to purchase this four bedroom detached family home, situated on this modern and attractive residential development and offering spacious, well proportioned accommodation throughout.

The property is approached via a block paved driveway and attractive lawned front garden, with a covered porch leading into the spacious entrance hall. From here there is access to the downstairs W.C., modern fitted kitchen and generous living room. The living room enjoys a dual aspect with a walk-in bay window to the front and feature marble fireplace, while double timber doors open into the separate dining room. The dining room in turn provides access onto the rear garden and benefits from a glazed serving hatch through to the kitchen. The modern kitchen is fitted with high gloss units and integrated appliances, while a separate utility room provides further storage, laundry space and internal access into the integral garage. To the first floor are four well proportioned bedrooms, with the principal bedroom benefitting from fitted furniture and its own en suite shower room. A three piece house bathroom serves the remaining bedrooms, while the landing also provides loft access and a useful storage cupboard housing the boiler.
Externally, a gated side pathway leads to the low maintenance rear garden, which incorporates a large paved patio, pebbled garden areas and a useful timber shed. The garden is enclosed by timber fencing, making it suitable for both children and pets.

The property is well placed for a range of local amenities and schools, with regular bus services providing connections towards Wakefield and Leeds. The M1 and M62 motorway networks are also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this quality family home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Coving to the ceiling, central heating radiator and staircase with handrail providing access to the first floor landing. Double timber doors with glazed inserts lead into the living room, with two further doors providing access to the downstairs W.C. and modern fitted kitchen.

DOWNSTAIRS W.C.
6'9" x 2'11" (2.06m x 0.89m)
Fitted with a low flush W.C. and wash basin with mixer tap set into a laminate work surface, with tiled splashback and vanity storage below. Laminate flooring, central heating radiator and frosted UPVC double glazed window overlooking the front aspect.

LIVING ROOM
19'7" x 17'11" (5.99 x 5.47)
Enjoying a dual aspect with a walk-in bay incorporating UPVC double glazed windows overlooking the front aspect and a further UPVC double glazed window to the side. Feature gas fire set on a marble hearth with matching marble inset and decorative marble surround.
Two central heating radiators. Double timber doors with glazed inserts provide access into the dining room.

DINING ROOM
12'0" x 9'3" (3.68m x 2.83m)
Coving to the ceiling, central heating radiator and UPVC double glazed sliding patio doors opening onto the rear garden. Glazed serving hatch through to the kitchen.

KITCHEN
11'10" x 8'1" (3.63m x 2.47m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated fridge with separate integrated freezer below, integrated twin oven and grill, four ring ceramic hob with stainless steel splashback and extractor hood with curved glazed surround above. Pull-out pantry storage. UPVC double glazed window overlooking the rear aspect, central heating radiator, coving to the ceiling and downlighting to the kitchen area.
Door providing access into the utility room.

UTILITY ROOM
7'11" x 7'7" (2.43m x 2.32m)
Fitted with a range of high gloss base units with laminate work surface over and tiled splashback. Stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and space for a tumble dryer beneath the counter. Central heating radiator, loft access, UPVC double glazed window overlooking the rear aspect and composite door opening onto the rear garden. Solid timber door providing internal access into the integral garage.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side aspect and loft access. Six doors provide access to four bedrooms, the house bathroom and a useful storage cupboard over the stair bulkhead housing the combination boiler.

BEDROOM ONE
11'6" x 11'1" (3.53m x 3.38m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted wardrobes to one wall, fitted drawers and matching bedside storage. Door providing access into the en suite shower room.

EN SUITE SHOWER ROOM
6'4" x 5'1" (1.94m x 1.55m)
Fitted with a three piece suite comprising low flush W.C., wash basin with mixer tap set over vanity storage, and larger than average shower enclosure with sliding glazed doors and electric shower. Vanity mirror with integrated downlighting and fully tiled walls.

BEDROOM TWO
10'0" x 9'8" (3.06m x 2.97m)
Two UPVC double glazed windows overlooking the front elevation and central heating radiator. Fitted double wardrobe with sliding doors together with large fitted drawer units and bedside storage.

BEDROOM THREE
9'8" x 7'5" (2.97m x 2.27m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR
8'1" x 6'5" (2.48m x 1.96m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

HOUSE BATHROOM
8'7" x 4'9" (2.64m x 1.45m)
Fitted with a three piece suite comprising panelled bath with twin taps, low flush W.C. and wash basin with mixer tap set over vanity storage. Vanity mirror with integrated downlighting, fully tiled walls, central heating radiator and frosted UPVC double glazed window overlooking the side elevation.

OUTSIDE
To the front is an attractive lawned garden with planted borders, together with a block paved driveway leading to the integral garage. A covered porch sits over the front entrance door. A block paved pathway runs along the side of the property through a cast iron gate to the rear garden. Sensor-operated outside lighting is provided to the front and side. To the rear is a low maintenance landscaped garden with a large paved patio area. There is a large timber shed together with two low maintenance pebbled garden areas arranged over two sections. Timber panel fencing encloses the garden to three sides. Outside lighting is provided to the rear together with an external water connection.

INTEGRAL GARAGE
Single integral garage with electric up and over door, power and lighting.

COUNCIL TAX BAND
The council tax band for this property is TBC.

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.