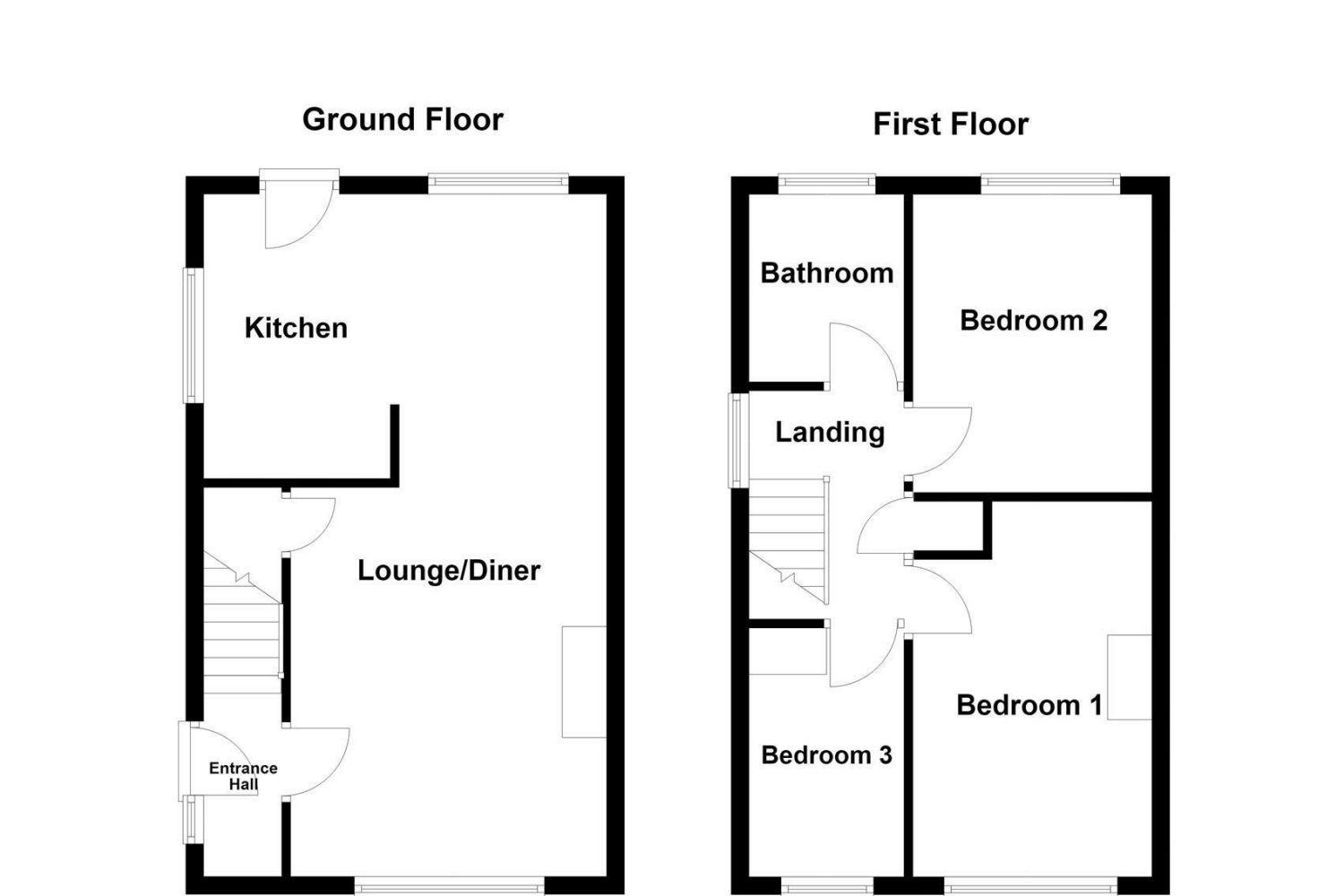


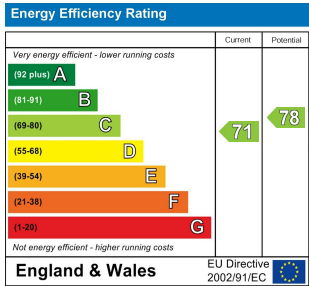


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



48 Victoria Way, Wakefield, WF1 2NB

For Sale Freehold £265,000

Situated in the highly sought after area of Outwood is this fully renovated and superbly presented three bedroom semi detached home. Finished to an excellent standard throughout, the property offers well proportioned accommodation including three good sized bedrooms, spacious reception space, a modern fitted kitchen and bathroom, attractive front and rear gardens and ample off road parking.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the lounge diner. The lounge diner leads through to the modern fitted kitchen, which in turn provides direct access to the rear garden. To the first floor, the landing provides access to the loft space, a useful storage cupboard, three well proportioned bedrooms and the contemporary family bathroom. Externally, the front of the property features a lawned garden with planted borders, together with a concrete driveway providing off road parking and extending along the side of the property to a detached single garage with an up and over door. The rear garden is predominantly laid to lawn and complemented by planted and gravelled borders, together with concrete and wooden decking areas, ideal for outdoor dining and entertaining.

Outwood is a highly desirable residential location, particularly popular with families and professional couples due to its excellent range of local shops, schools and amenities. Wakefield city centre is only a short distance away, whilst Outwood railway station provides convenient rail links, with further major connections available from Wakefield to Leeds, Manchester and London. The M1 and M62 motorway networks are also within easy reach, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this superbly presented home has to offer.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed side entrance door leading into the entrance hall, with two frosted UPVC double glazed windows to the side. Staircase providing access to the first floor landing and opening through to the lounge diner.

LOUNGE/DINER

25'3" x 11'8" [7.72m x 3.57m]

Dual aspect UPVC double glazed windows to the front and rear, two central heating radiators, access to a useful understairs storage cupboard and opening through to the kitchen.



KITCHEN

6'10" x 10'5" [2.10m x 3.20m]

Fitted with a range of modern wall and base units with laminate

work surfaces over, together with a breakfast bar. Stainless steel sink and drainer with mixer tap, four ring electric hob with tiled splashback and stainless steel extractor hood above, integrated oven, integrated slimline dishwasher and space for a fridge freezer. Spotlights to the ceiling, UPVC double glazed window to the side and frosted UPVC double glazed door providing access to the rear garden.



FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, loft access with pull-down ladder, useful storage cupboard and doors providing access to three bedrooms and the house bathroom. Glass balustrade style railing.

BEDROOM ONE

14'7" x 8'11" [4.45m x 2.72m]

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

10'11" x 8'11" [3.35m x 2.72m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

5'10" x 9'6" [1.80m x 2.90m]

UPVC double glazed window to the front, central heating radiator and slight bulkhead.

BATHROOM/W.C.

6'6" x 5'10" [2.00m x 1.78m]

Frosted UPVC double glazed top light window to the rear, extractor fan and spotlights to the ceiling. Fitted with a concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and panelled bath with mixer tap, overhead shower, shower attachment and glass shower screen. Part tiled walls.



OUTSIDE

To the front of the property is a lawned garden with planted borders incorporating mature shrubs and flowers, together with timber fencing to either side and walling to the front. A concrete driveway provides off road parking and continues down the side of the property to the detached single garage with up and over door. To the rear is a private lawned garden with pebbled and planted borders, together with two further raised beds with railway sleeper edging. There is also a concrete and wooden decking area, ideal for outdoor dining and entertaining.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The back garden is south west facing and allows for long summer evenings outside. Really friendly neighbours all around."

COUNCIL TAX BAND

The council tax band for this property is B.

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.