



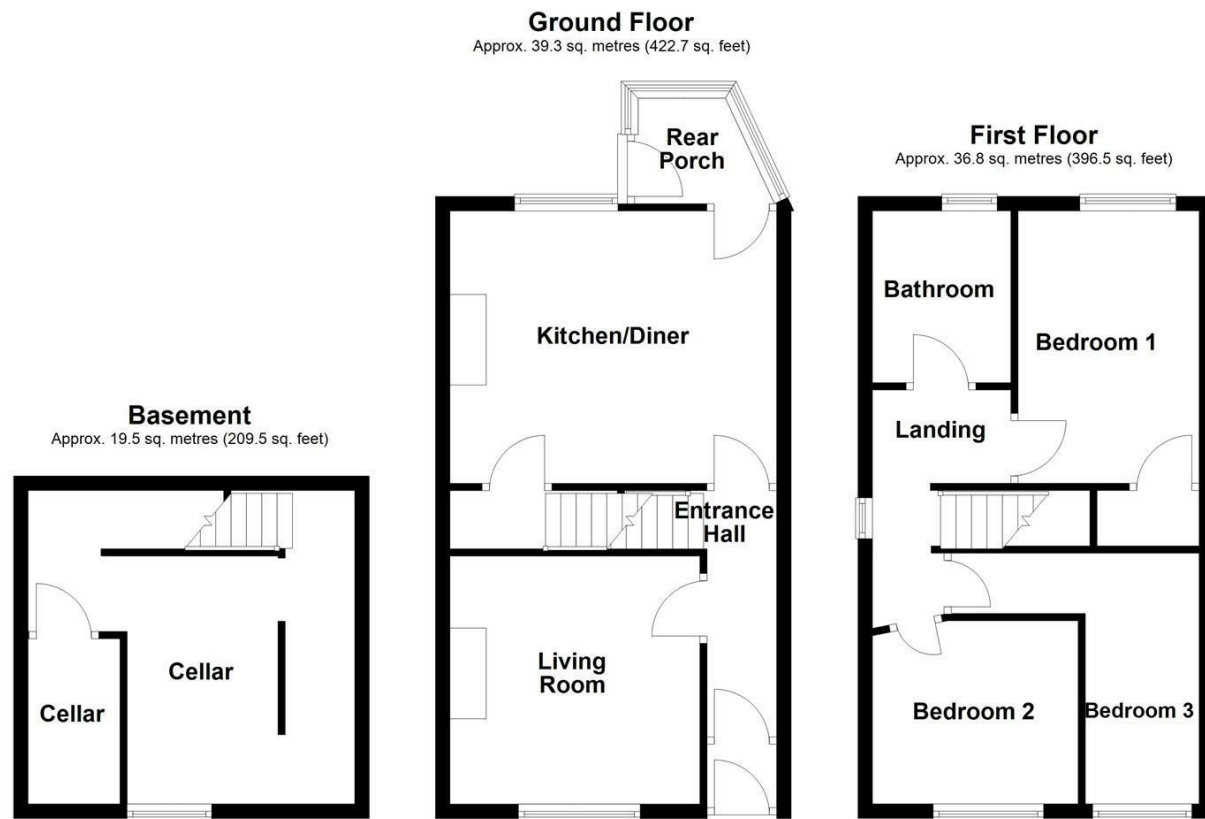
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 95.6 sq. metres (1028.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

**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.



**44 Bolus Lane, Outwood, Wakefield, WF1 3DT**

**For Sale Freehold £189,950**

A superb opportunity to acquire this beautifully presented three bedroom end terraced home, offered to the market with no chain and vacant possession, having been renovated throughout by the current owner and benefitting from off road parking, front and rear gardens.

The accommodation briefly comprises an entrance vestibule, welcoming entrance hall, spacious living room and a modern fitted kitchen diner incorporating integrated appliances. A rear porch completes the ground floor accommodation and provides access to the rear garden. To the lower ground floor are two useful cellar rooms, one of which benefits from lighting, providing excellent storage space and further versatility. To the first floor, the landing provides access to three well proportioned bedrooms and a contemporary three piece family bathroom. Externally, the property is approached via a cast iron gate leading to paved pathway and a low maintenance gravelled front garden, enclosed by attractive brick walling with cast iron railings. A shared gravelled driveway to the side provides access to the rear, where a large paved driveway offers off road parking for two vehicles. A timber gate leads into the enclosed rear garden, which features a recently seeded lawn, paved pathways, a generous patio seating area and a greenhouse.

The property occupies a convenient position within the sought after village of Outwood, close to a range of local amenities, well regarded schools and regular bus services to and from Wakefield city centre. Both the M1 and M62 motorway networks are within easy reach, making the property particularly attractive to commuters travelling further afield.

An early viewing is highly recommended to fully appreciate the quality, space and presentation this excellent home has to offer.



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## ACCOMMODATION

### ENTRANCE VESTIBULE

Accessed via a UPVC double glazed front entrance door with a glazed sunlight above. The vestibule features laminate flooring and a solid wooden door leading through to the entrance hall.

### ENTRANCE HALL

Laminate flooring, central heating radiator, feature archway and staircase with handrail leading to the first floor landing. Doors provide access to the living room and kitchen diner.

### LIVING ROOM

11'3" x 11'2" [3.45m x 3.42m]

A well presented reception room with a UPVC double glazed window overlooking the front aspect, picture rail, laminate flooring and central heating radiator



### KITCHEN/DINER

12'3" x 14'11" [3.74m x 4.57m]

Fitted with a range of wall and base units incorporating laminate work surfaces, matching upstands and tiled splashbacks. The kitchen benefits from a black sink and drainer with swan neck mixer tap, integrated oven and grill, four ring induction hob with extractor hood above, integrated fridge with separate freezer below, plumbing and space for a washing machine and downlighting to the wall cupboards. Additional features include inset ceiling spotlights, a central heating radiator and a UPVC double glazed window overlooking the rear aspect. A door provides access down to the cellar and a further door leads into the rear porch.

### REAR PORCH

Laminate flooring, wall mounted light, UPVC double glazed windows to three sides and a UPVC double glazed door leading out to the rear garden.

### CELLAR

15'1" x 11'4" [4.61m x 3.46m]

A useful cellar space with lighting, a frosted UPVC double glazed window to the front aspect and a timber door leading into the original coal store.

### FIRST FLOOR LANDING

A frosted UPVC double glazed window to the side aspect, central heating radiator, loft access and doors leading to three bedrooms and the house bathroom.

### BATHROOM/W.C.

7'10" x 6'4" [2.40m x 1.95m]

Fitted with a modern three piece suite comprising a panelled bath with mixer tap, shower attachment and glazed shower screen, wash basin with mixer tap and low flush W.C. The room also benefits from fully tiled walls and flooring, chrome heated towel rail, extractor fan and a frosted UPVC double glazed window.



### BEDROOM ONE

8'2" x 12'4" [2.50m x 3.76m]

A UPVC double glazed window overlooking the rear elevation, central heating radiator and a door leading to a built-in storage cupboard.



### BEDROOM TWO

9'4" x 8'3" [2.86m x 2.53m]

A UPVC double glazed window overlooking the front elevation and a central heating radiator.



### BEDROOM THREE

10'10" x 11'1" [3.31m x 3.40m]

A UPVC double glazed window overlooking the front elevation and a central heating radiator.

### OUTSIDE

To the front, a cast iron gate provides access to a paved pathway

leading to the entrance door. The front garden is predominantly pebbled and enclosed by brick walling with decorative cast iron railings. A shared pebbled driveway runs to the side of the property and provides access to the rear where there is off road parking for two vehicles. A timber gate leads into the enclosed rear garden, which has been recently seeded and incorporates a paved pathway together with a substantial paved patio area. The garden also benefits from a greenhouse, timber fencing to the boundaries, an external water supply and an outside light with sensor.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.