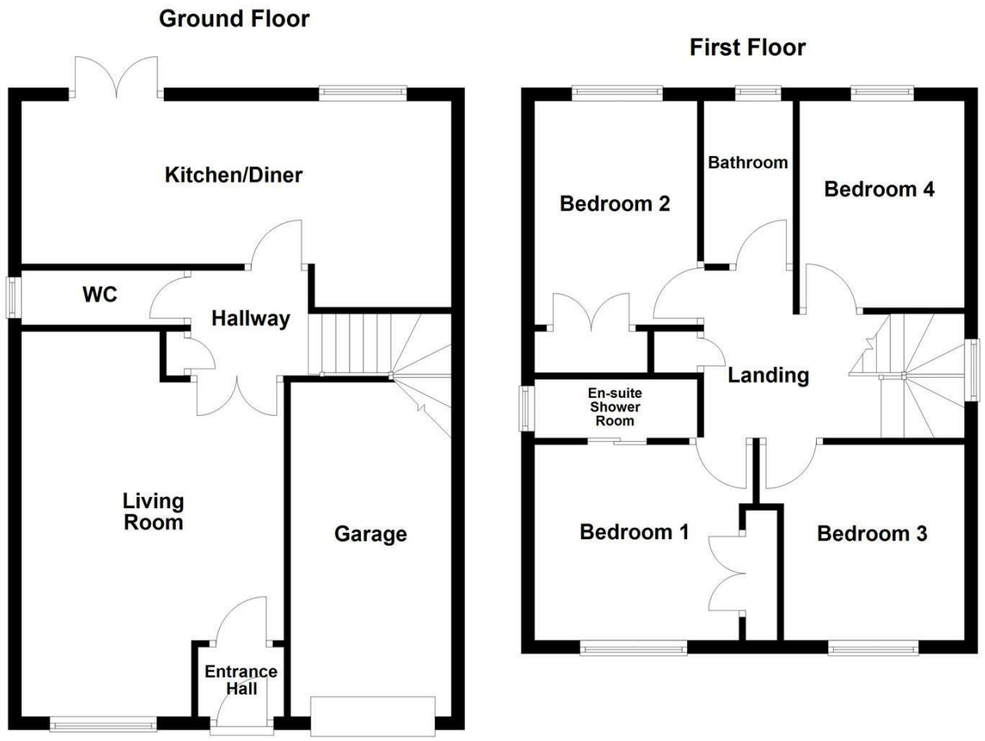

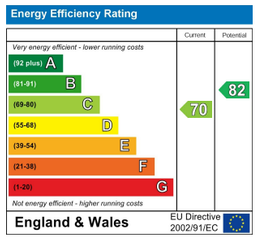

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Mortgages | Richard Kendall Conveyancing | Zoopla.co.uk | rightmove | arla | propertymark PROTECTED | naea | propertymark PROTECTED | The Property Ombudsman | APPROVED CODE

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

19 Meadowcroft Road, Outwood, Wakefield, WF1 3TA

For Sale Freehold Offers Over £375,000

Situated within a pleasant cul de sac location in the Outwood area is this deceptively spacious four bedroom detached family home. Offering well proportioned accommodation throughout, the property boasts four generous double bedrooms, driveway parking for multiple vehicles, an integral garage and an attractive enclosed rear garden, making it an ideal purchase for the growing family.

The accommodation briefly comprises an entrance hall leading through to the living room, which in turn opens into an inner hallway. The inner hallway provides access to a useful storage cupboard, staircase to the first floor, downstairs WC and a spacious kitchen diner overlooking the rear garden. The kitchen diner also benefits from direct access to the garden, creating an excellent space for modern family living and entertaining. To the first floor, the landing provides access to the loft space, a useful storage cupboard, four double bedrooms and the family bathroom. The principal bedroom benefits from en suite shower facilities, whilst both the principal and second bedrooms enjoy fitted double wardrobes. Externally, the front of the property features a lawned garden with mature shrub borders and decorative gravelled areas. A block paved driveway provides off road parking for one to two vehicles and leads to the integral garage, which benefits from power, lighting and an up and over door. To the rear is an attractive enclosed garden, predominantly laid to lawn and complemented by mature shrubs and planting. A decked patio area provides the perfect space for outdoor dining and entertaining, whilst the garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Outwood remains one of Wakefield's most popular residential locations, particularly appealing to families and commuters alike. A range of local shops, schools and everyday amenities are within walking distance, whilst a wider selection of facilities can be found in Wakefield city centre. Outwood also benefits from its own railway station, with further rail connections available from Wakefield Westgate and Wakefield Kirkgate, providing direct links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible, making the area particularly convenient for those travelling further afield.

Only a full internal inspection will fully appreciate the space, presentation and family lifestyle this excellent home has to offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
3'7" x 4'3" (1.10m x 1.30m)
Accessed via a frosted UPVC double glazed entrance door. Central heating radiator, fitted storage unit with laminate work surface over and door leading through to the living room.

LIVING ROOM
17'10" x 12'11" (5.45m x 3.95m)
UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, ceiling rose and a gas fireplace with marble hearth and surround beneath a decorative mantel. Door with glass panel leading through to the inner hallway.

INNER HALLWAY
5'10" x 5'2" (1.78m x 1.60m)
Staircase leading to the first floor landing, central heating radiator, useful storage cupboard and doors leading through to the downstairs W.C. and kitchen diner.

W.C.
2'9" x 8'0" (0.85m x 2.46m)
Frosted UPVC double glazed window to the side elevation, chrome ladder style radiator, low flush W.C., ceramic wash basin set within a storage unit with mixer tap and full tiling throughout.

KITCHEN DINER
21'3" x 10'2" (6.50m x 3.10m)
A spacious family kitchen fitted with a range of modern shaker style wall and base units with resin work surfaces over. Composite 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, A Range cooker with extractor hood above, an American-style fridge freezer and an integrated washer dryer. The room also benefits from downlighting, a central heating radiator, coving to the ceiling, UPVC double glazed window to the rear and UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING
7'8" x 8'3" (2.35m x 2.53m)
Loft access point, frosted UPVC double glazed window to the side elevation, central heating radiator, coving to the ceiling, storage cupboard and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
9'8" x 11'0" (2.95m x 3.36m)
UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, built-in double storage cupboard/wardrobe and sliding door leading through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
2'11" x 7'9" (0.90m x 2.37m)
Fitted with a shower cubicle featuring a mains fed rainfall shower and separate shower attachment with glazed screen, low flush W.C., wash basin set within a storage unit with mixer tap, shaver point, chrome ladder style radiator and full tiling throughout. Frosted UPVC double glazed window to the side elevation.

BEDROOM TWO
7'9" x 11'5" (2.38m x 3.50m)
UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling and a built-in double wardrobe/storage cupboard.

BEDROOM THREE
10'4" x 8'3" (3.16m x 2.53m)
UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling.

BEDROOM FOUR
9'8" x 10'2" (2.95m x 3.10m)
UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
8'5" x 4'9" (2.58m x 1.46m)
Fitted with a jacuzzi bath incorporating mixer tap and shower attachment, electric shower with glazed screen, pedestal wash basin with mixer tap and low flush W.C. Chrome ladder style radiator, recessed ceiling spotlights, full tiling throughout and frosted UPVC double glazed window to the rear elevation.

OUTSIDE
To the front, the property enjoys a lawned garden with mature flower and shrub borders, decorative pebbled areas and a block paved driveway providing off road parking for multiple vehicles. The driveway leads to the single integral garage, which benefits from power, lighting and an up and over door. To the rear is a tiered garden incorporating an upper lawned section surrounded by mature shrubs and flowers, together with two decked patio seating areas ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for children and pets.

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

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.