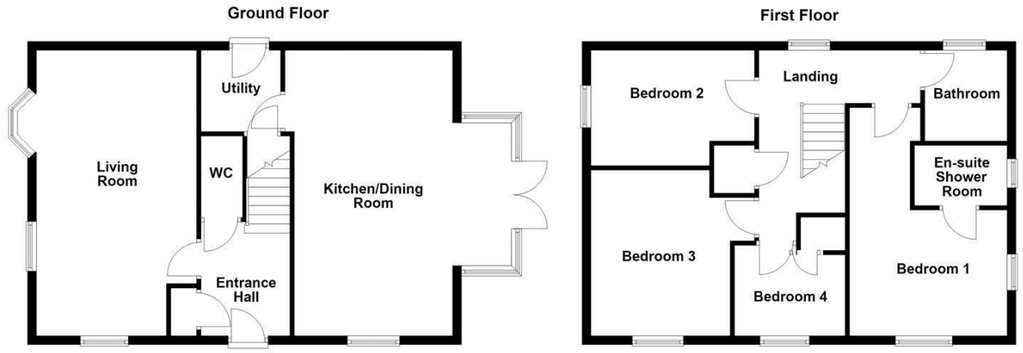
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





5 Bentley Lane, Oulton, Leeds, LS26 8FW

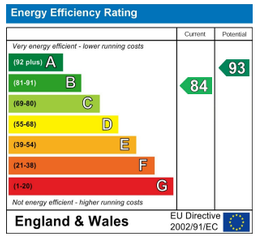
For Sale Freehold £550,000

Nestled within this sought after modern development in the Outlon area of Leeds is this superbly presented four bedroom detached family home originally built by David Wilson. Offering well proportioned accommodation throughout, the property benefits from four good sized bedrooms, generous reception space, off road parking with EV charging point and an attractive enclosed garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful storage cupboard, downstairs W.C., spacious living room and impressive kitchen dining room. The kitchen dining room provides access to the side garden and leads through into the utility room, which in turn provides access to the rear driveway and further understairs storage. To the first floor are four bedrooms and the house bathroom, together with loft access and a useful storage cupboard. The principal bedroom also benefits from its own en suite shower room. Externally, landscaped planted areas sit to the front and side, while to the rear is a tarmacadam driveway providing off road parking and access to the garage. The main garden offers a combination of lawn, mature planting and tiered stone paved seating areas, creating an attractive space for outdoor dining and entertaining.

Oulton is well placed for local shops, schools and public houses, with larger facilities available in Leeds and Wakefield. Woodlesford railway station is within easy reach, providing convenient rail connections, while Leeds city centre offers wider links to destinations including Manchester, London and Edinburgh. For those who enjoy walking and outdoor pursuits, the Aire and Calder Navigation and surrounding countryside are also readily accessible.

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



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.



ACCOMMODATION

ENTRANCE HALL
8'6" x 6'7" (2.60m x 2.01m)
Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing. Door to a useful storage cupboard. Further doors provide access to the downstairs W.C., kitchen dining room and living room.

DOWNSTAIRS W.C.
5'11" x 3'1" (1.82m x 0.95m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator and extractor fan.

LIVING ROOM
20'11" x 13'2" (6.40m x 4.02m)
Three UPVC double glazed windows, one overlooking the front elevation and two to the side, one of which forms a bay window. Two central heating radiators.



KITCHEN DINING ROOM
20'11" x 15'7" (6.40m x 4.77m)
UPVC double glazed window overlooking the front elevation. Further UPVC double glazed side window and French doors opening onto the side garden. Two central heating radiators. Fitted with a contemporary range of gloss fronted wall and base units with laminate work surfaces over. Breakfast bar style work surface. Stainless steel sink and drainer with mixer tap. Five ring induction hob with stainless steel extractor hood above and partial glass splashback. Integrated double oven, integrated dishwasher and integrated fridge freezer. Door providing access into the utility room.



UTILITY ROOM
5'11" x 5'7" (1.82m x 1.72m)
Fitted with a range of modern gloss fronted wall and base units with laminate work surfaces over. Space and plumbing for a washing machine. Ideal boiler housed within the room. Central heating radiator and extractor fan. Frosted composite rear entrance door leading onto the driveway. Access to useful understairs storage.

FIRST FLOOR LANDING
13'8" x 12'3" (4.17m x 3.75m)
Central heating radiator. Frosted UPVC double glazed window overlooking the rear elevation. Loft access and useful storage cupboard. Doors provide access to four bedrooms and the house bathroom.

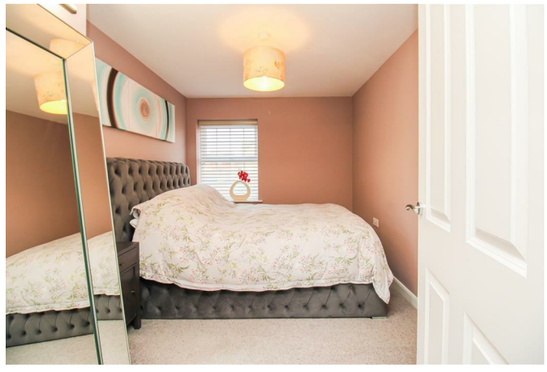
BEDROOM ONE
17'5" x 11'10" (5.31m x 3.62m)
Two UPVC double glazed windows, one overlooking the front elevation and one to the side. Central heating radiator. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
6'5" x 4'3" (1.98m x 1.32m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a low flush W.C., pedestal wash basin with mixer tap and shower enclosure with mains shower and glazed screen. Half tiled walls. Chrome ladder style heated towel radiator, extractor fan and shaver point.



BEDROOM TWO
12'1" x 8'6" (3.70m x 2.60m)
UPVC double glazed window overlooking the side elevation. Central heating radiator.



BEDROOM THREE
12'2" x 12'1" (3.72m x 3.70m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM FOUR
8'6" x 7'0" (2.60m x 2.15m)
UPVC double glazed window overlooking the front elevation. Central heating radiator. Access to a useful storage cupboard.

HOUSE BATHROOM
6'8" x 6'0" (2.05m x 1.85m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap. Half tiled walls. Chrome ladder style heated towel radiator and extractor fan.

OUTSIDE
To the front and one side of the property are landscaped areas incorporating mature shrubs, slate beds and stone paved steps with railway sleeper borders leading to the front entrance. To the rear is a tarmacadam driveway providing off road parking together with an EV charging point. The driveway leads to a single semi detached garage with electric roller door, power and lighting. The main garden is positioned to the side of the property and incorporates lawned areas with mature trees and shrubs. A tiered stone paved patio with railway sleeper borders provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it suitable for both children and pets.



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

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 Pontefract 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.