

**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**22 Bolus Lane, Outwood, Wakefield, WF1 3DL**

**For Sale Freehold £250,000**

Proudly introduced to the market is this superbly presented three bedroom semi detached home, situated in the highly sought after area of Outwood. Offering well proportioned accommodation throughout, the property boasts three bedrooms, a modern kitchen diner and a fully enclosed, low maintenance south west facing rear garden.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor and access into the spacious living room. The living room leads through to the contemporary kitchen diner with direct access to the rear garden. To the first floor, the landing provides access to the loft space, two well proportioned double bedrooms and a further single bedroom. There is also a useful overstairs storage cupboard housing the gas combination boiler, together with a modern three piece family bathroom. Externally, the property enjoys a concrete driveway and a lawned front garden, with additional side access providing further parking potential. The south west facing rear garden has been designed with low maintenance in mind, being predominantly flagged throughout and fully enclosed by timber fencing. The garden also benefits from a detached garage, offering storage and additional parking options.

Outwood remains a highly desirable residential location, particularly popular with families and commuters. The property is conveniently positioned close to well regarded primary schools and Outwood Academy, whilst Outwood railway station and excellent motorway links provide easy access to Wakefield, Leeds and surrounding areas. There are local pubs and restaurants, butchers and bakers in the village, there is a local Co-op supermarket 200 yards away and a main Tesco supermarket a few minutes drive away.

Offered to the market with no onward chain and vacant possession, only a full internal inspection will truly appreciate the accommodation, presentation and convenient location this excellent home has to offer. An early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.

**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



## ACCOMMODATION

### ENTRANCE HALL

Entered via a UPVC front entrance door. The entrance hall features carpeted flooring, a central heating radiator, staircase to the first floor landing and access into the living room.

### LIVING ROOM

14'1" x 11'6" [4.31m x 3.51m]

A well proportioned reception room with laminate flooring and a UPVC double glazed window overlooking the front elevation.



### KITCHEN/DINER

14'11" x 10'3" [4.57m x 3.13m]

Fitted with a range of wall and base units incorporating laminate work surfaces, a stainless steel sink and drainer with mixer tap, four ring gas hob with extractor hood above, integrated double

oven, tiled splashbacks, space and plumbing for a washing machine and space for a fridge freezer. The room also benefits from cushioned flooring, a central heating radiator, UPVC double glazed window overlooking the rear elevation and UPVC doors leading out to the rear garden.



### FIRST FLOOR LANDING

Carpeted landing with a UPVC double glazed window to the side elevation, loft access and doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

11'3" x 12'1" [3.44m x 3.70m]

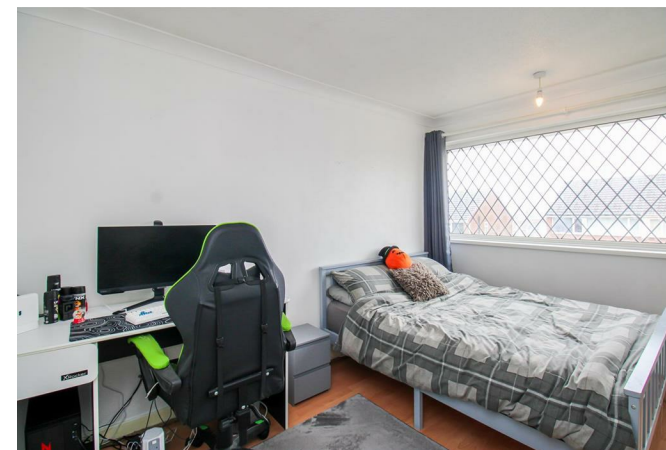
A double bedroom with laminate flooring, central heating radiator and a UPVC double glazed window overlooking the rear elevation.



### BEDROOM TWO

9'2" x 13'6" [2.81m x 4.12m]

A spacious double bedroom with laminate flooring, central heating radiator, fitted wardrobes and a UPVC double glazed window overlooking the front elevation.



### BEDROOM THREE

Carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation and a built-in cupboard housing the gas combination boiler.



### BATHROOM/W.C.

5'7" x 6'10" [1.71m x 2.10m]

Fitted with a three piece suite comprising a low flush W.C., wash basin set within a storage unit with mixer tap and a panelled

bath with mixer tap, shower attachment and electric shower over. The room also benefits from tiled walls, lino flooring, a central heating radiator, extractor fan and a frosted UPVC double glazed window to the rear elevation.



### OUTSIDE

To the front, the property enjoys a concrete driveway alongside a lawned garden and side access leading to further parking and the detached garage. To the rear is an enclosed, south west facing garden, predominantly laid with flagstone patio areas and fully enclosed by timber fencing, with access to the garage.



### 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.