



**Rooks Nest Road
Wakefield, WF1 3DX**

Guide Price £415,000

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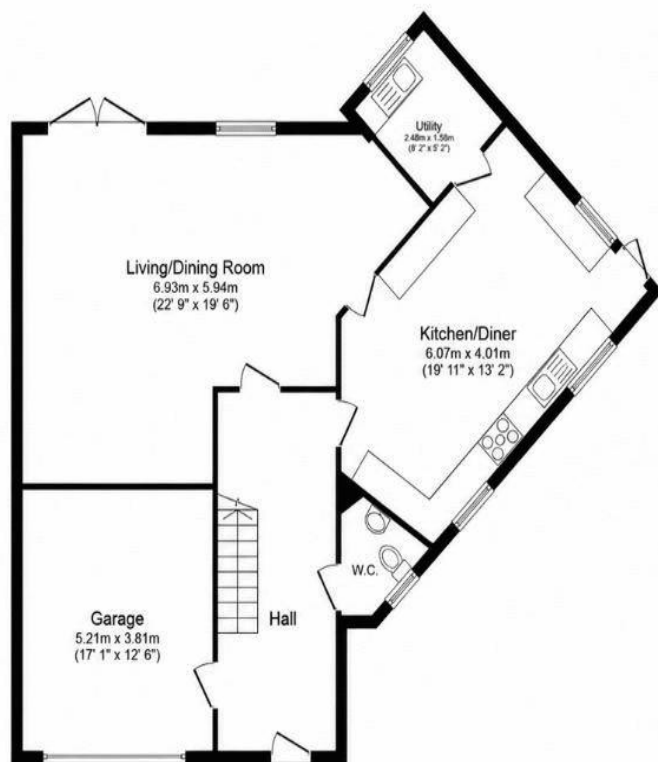


MAIN FEATURES:

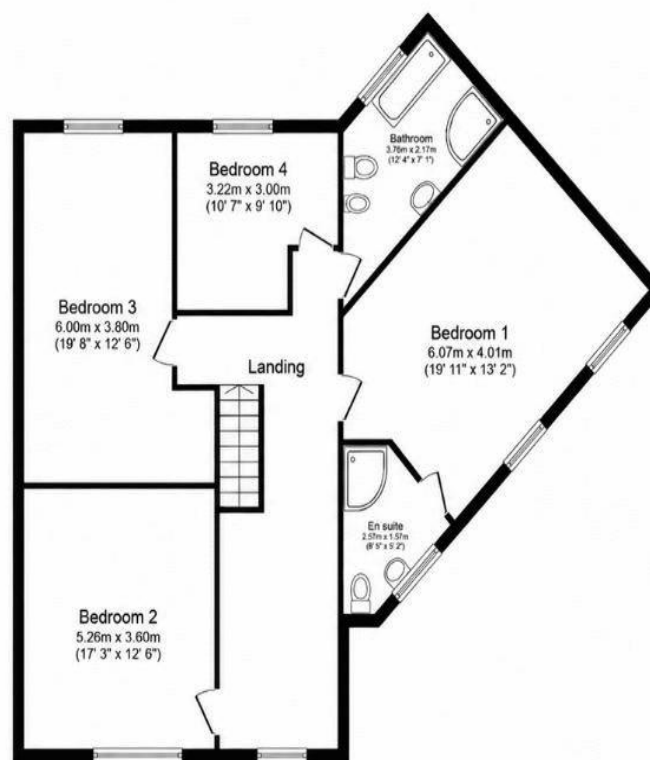
- **Well Presented Detached House Benefitting from No Onward Chain**
- **Large Fitted Kitchen/Breakfast Room with Separate Utility Room**
- **Good Size Lounge/Diner**
- **Master Bedroom with En-suite**
- **Three Further Double Bedrooms**
- **Large Bathroom Boasting a Five Piece Suite**
- **Low Maintenance Rear Garden**

A Wonderful Family Home in a Prime Outwood Location – No Onward Chain Set within a desirable residential location on Rooks Nest Road, Outwood, this impressive four-bedroom detached home offers an exceptional blend of space, comfort and convenience, making it an ideal choice for families seeking their forever home. Beautifully presented throughout and available with no onward chain, the property welcomes you with a generous lounge/diner, creating a superb setting for both relaxed family evenings and entertaining guests. At the heart of the home is a spacious fitted kitchen/breakfast room, designed for modern family living, with a separate utility room providing valuable additional storage and practicality. Upstairs, the spacious principal bedroom enjoys the luxury of a private en-suite shower room, while three further double bedrooms offer flexible accommodation for children, guests or those working from home. A family bathroom featuring a contemporary five-piece suite completes the first floor. Outside, the enclosed rear garden has been thoughtfully designed for low-maintenance enjoyment, allowing more time to relax and entertain. To the front, a double driveway and integral garage provide excellent parking and storage.

Outwood continues to be one of Wakefield's most sought-after locations, renowned for its excellent schools, friendly community and superb commuter links. Outwood Railway Station offers regular services to Leeds, Wakefield and Sheffield, while the nearby M1 and M62 motorway networks make travelling across Yorkshire straightforward. Residents also benefit from a range of local shops, cafés, supermarkets, parks and leisure facilities, all within easy reach. Combining generous family accommodation, excellent transport connections and a highly desirable location, this outstanding detached home presents a fantastic opportunity not to be missed.



Ground Floor



First Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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