Richard Kendall
Estate Agent

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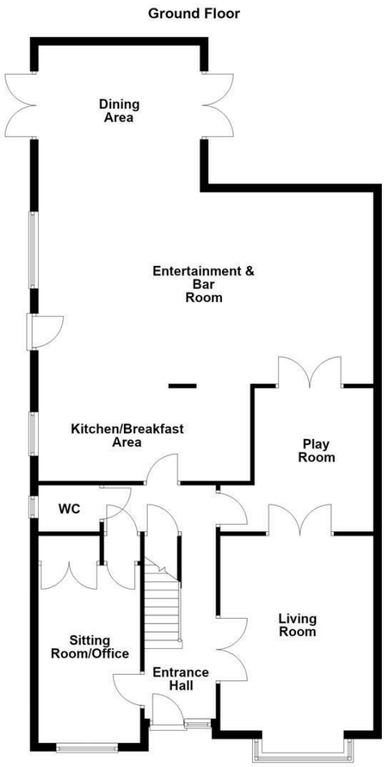

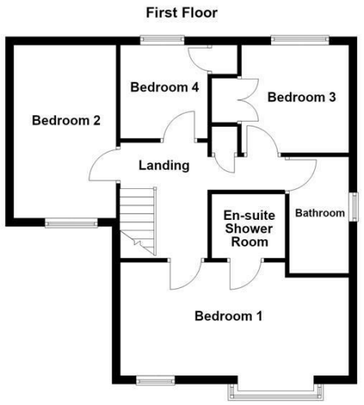

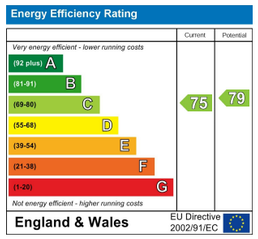

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

26 Meadowcroft Road, Outwood, WF1 3TA

For Sale Freehold £495,000

Nestled within a cul-de-sac in the sought after Outwood area of Wakefield is this deceptively spacious and heavily extended four bedroom detached family home, occupying a generous plot with ample off road parking and an attractive enclosed rear garden. Offering versatile reception space ideal for both family living and entertaining, together with a summer house housing a hot tub, sauna and bar area, this impressive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and access to the living room and office/sitting room. The ground floor also benefits from several useful storage cupboards, together with a playroom, downstairs W.C. and kitchen breakfast room. The playroom and kitchen breakfast room lead through to a further bar/entertainment room, which in turn opens into the dining area, with access provided to both the rear and side gardens. The layout offers excellent flexibility for families and those who enjoy entertaining. To the first floor are four well proportioned bedrooms and the house bathroom. Bedroom one benefits from its own en suite shower room, while the landing also provides access to the loft. Externally, to the front is a substantial tarmac and concrete driveway providing off road parking for several vehicles, together with gated access to the rear. The rear garden is attractively arranged over different levels and incorporates lawned areas, paved and decked patio spaces ideal for outdoor dining and entertaining, together with a storage shed and workshop. A substantial summer house provides an excellent additional entertaining space and houses a hot tub, built-in sauna and bar area. The garden is fully enclosed, making it ideal for both children and pets.

Outwood is a popular location for a range of buyers, particularly growing families, with local shops, schools and everyday amenities all within easy reach. A wider range of facilities can be found in Wakefield city centre. Regular bus services operate nearby, while Outwood benefits from its own railway station. Wakefield city centre also provides two further railway stations with connections to Leeds, Manchester and London. The M1 and M62 motorway networks are only a short drive away, making the property particularly convenient for commuters and those travelling further afield.

Only a full internal inspection will truly reveal the space, versatility and features this impressive family home has to offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
18'8" x 9'4" (max) x 2'10" (min) (5.71m x 2.87m (max) x 0.88m (min))
Frosted UPVC double glazed front entrance door leading into the entrance hall, together with a UPVC double glazed window overlooking the front elevation. Coving to the ceiling, dado rail, central heating radiator and staircase providing access to the first floor landing. There is also a useful storage cupboard and fitted understairs storage, with doors providing access to the living room, sitting room/office, downstairs W.C., playroom and kitchen breakfast room.

LIVING ROOM
17'3" x 12'4" (max) x 6'2" (min) (5.26m x 3.76m (max) x 1.90m (min))
UPVC double glazed box bay window overlooking the front elevation, central heating radiator, coving to the ceiling and double doors leading into the playroom. Feature electric fireplace with resin hearth and surround and laminate mantle.

SITTING ROOM/OFFICE
7'10" x 13'11" (2.40m x 4.25m)
Two UPVC double glazed windows providing a dual aspect to the front and side elevations, coving to the ceiling, central heating radiator and access to two useful storage cupboards.

DOWNSTAIRS W.C.
3'9" x 4'11" (1.15m x 1.50m)
Frosted UPVC double glazed window overlooking the side elevation, coving to the ceiling, black ladder style central heating radiator, low flush W.C. and ceramic wash basin set within a vanity unit with storage below and mixer tap.

PLAY ROOM
10'9" x 12'2" (max) x 9'8" (min) (3.30m x 3.72m (max) x 2.96m (min))
Double doors providing access to both the entertainment/bar room and living room. Coving to the ceiling and central heating radiator.

KITCHEN BREAKFAST ROOM
16'8" x 7'6" (5.10m x 2.30m)
Opening through to the entertainment/bar room, coving to the ceiling and UPVC double glazed window overlooking the side elevation. The kitchen is fitted with a range of modern gloss fronted wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap. Five ring induction hob, integrated oven and microwave, space and plumbing for an American style fridge freezer, space and plumbing for a washing machine and space and plumbing for a dishwasher. Partial splashbacks and breakfast bar with laminate work surface.

ENTERTAINMENT & BAR ROOM
15'5" x 26'9" (4.70m x 8.16m)
Access to the playroom, frosted UPVC double glazed side entrance door, UPVC double glazed window to the side, central heating radiator and opening through to the dining area. Partial spotlights and coving to the ceiling, together with decorative wall panelling. A fully fitted wooden bar provides an excellent entertaining space and benefits from plumbing, a stainless steel sink and drainer with mixer tap, space for fridge freezers and LED strip lighting.

DINING AREA
12'11" x 11'5" (3.95m x 3.50m)
Coving to the ceiling, decorative wall panelling and central heating radiator. UPVC double glazed French doors and a further UPVC double glazed single door provide access to the garden.

FIRST FLOOR LANDING
8'11" x 12'3" (max) x 2'7" (min) (2.72m x 3.75m (max) x 0.80m (min))
Frosted UPVC double glazed window overlooking the side elevation, coving to the ceiling, dado rail, loft access, central heating radiator and access to a useful storage cupboard. Doors provide access to bedroom one, bedroom two, bedroom three, bedroom four and the house bathroom.

BEDROOM ONE
17'4" x 12'0" (max) x 5'6" (min) (5.30m x 3.68m (max) x 1.68m (min))
Two UPVC double glazed windows overlooking the front elevation, one of which is a box bay window. Central heating radiator, spotlights to the ceiling, fitted wardrobes with sliding mirrored doors and access to the en suite shower room.

EN SUITE SHOWER ROOM
4'3" x 6'1" (1.32m x 1.87m)
Spotlights to the ceiling and extractor fan. Fitted with a low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a shower enclosure with mains fed overhead shower, separate shower attachment and body jets. Fully tiled walls and glazed shower screen.

BEDROOM TWO
7'10" x 13'10" (2.40m x 4.23m)
UPVC double glazed window overlooking the front elevation, coving and spotlights to the ceiling and central heating radiator.

BEDROOM THREE
9'4" x 8'7" (2.85m x 2.63m)
Coving to the ceiling, decorative wall panelling, central heating radiator, UPVC double glazed window overlooking the rear elevation and access to a double doored storage cupboard.

BEDROOM FOUR
7'9" x 7'1" (2.37m x 2.17m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and access to a useful storage cupboard.

BATHROOM
5'8" x 9'4" (1.75m x 2.86m)
Frosted UPVC double glazed window overlooking the side elevation, spotlights to the ceiling and extractor fan. Fitted with a low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, freestanding bath with mixer tap and a separate shower enclosure with mains fed overhead shower, separate shower attachment and body jets. Glazed shower screen and fully tiled walls.

OUTSIDE
To the front of the property is a lawned garden with mature trees, shrubs and flowers, together with a substantial tarmac and concrete driveway providing off road parking for several vehicles. The frontage is partially enclosed by timber fencing and walling, with the driveway continuing to the side of the property where there is an EV charging point and access to the rear garden. The generous rear and side gardens incorporate lawned areas and a raised decked patio, ideal for outdoor dining and entertaining, together with a further paved patio extending around the opposite side of the property. Mature shrubs and planting feature throughout, with access to the various outbuildings. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.

BIKE SHED
4'11" x 8'6" (1.50m x 2.60m)
Timber built bike shed providing useful external storage.

WORKSHOP
22'0" x 9'7" (6.73m x 2.93m)
Substantial timber built workshop with power and lighting throughout.

SUMMER HOUSE
19'10" x 20'2" (max) x 8'3" (min) (6.06m x 6.16m (max) x 2.52m (min))
Substantial summer house with two roof lights and several windows overlooking the garden. Power and lighting throughout, with space for a bar/fridge area, fully connected hot tub and access to the built-in sauna room.

SAUNA ROOM
5'6" x 5'10" (1.70m x 1.80m)
Built-in sauna room situated within the summer house.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.