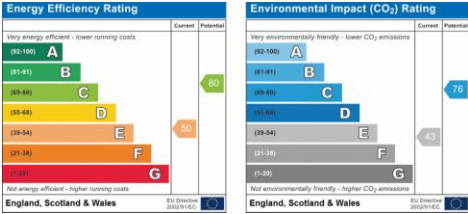
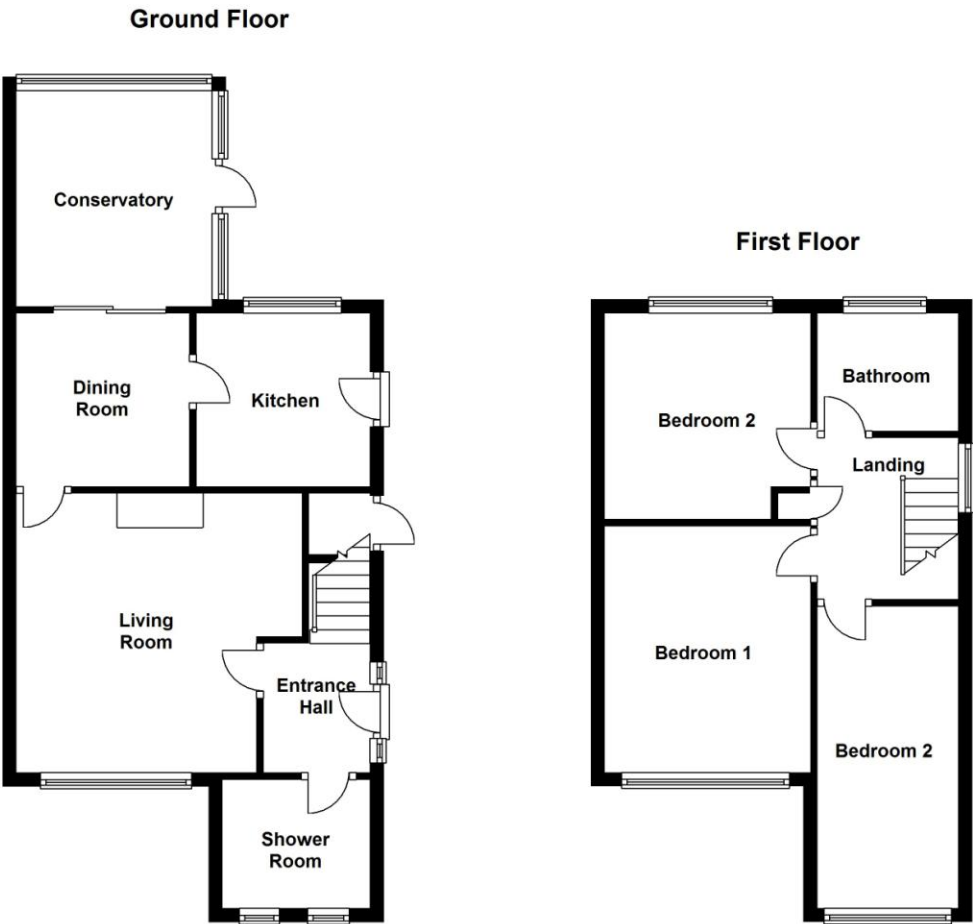


LAYOUT PLANS

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 .



OTHER INFORMATION

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. In all our property sales brochures there is a 6” measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week. Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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26 Monkwood Road, Outwood, Wakefield, WF1 2JX
For Sale Freehold £175,000

Occupying a pleasant and popular residential location is this well presented and extended semi detached family home with three double bedrooms, ground floor shower room in addition to the house bathroom, conservatory, ample off street parking with garage and much more. An early viewing is strongly advised.

The accommodation is presented to a high standard throughout and briefly comprises of entrance hallway, ground floor shower room/w.c., lounge, dining room with conservatory off and a fitted kitchen with integral appliances. The first floor landing provides access to three double bedrooms and the house bathroom/w.c. Outside the property has an extensive driveway to the front and side of the property leading to a detached garage. The rear garden is landscaped with a lawn and raised decking area.

Outwood is well positioned for access into Wakefield city centre and its amenities and for the commuter the Northern motorway network, other local selling features include Outwood school and the railway station.

Only a full internal inspection will reveal all that is on offer at this quality home and all viewings are strictly by prior appointment only.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALLWAY

Side UPVC entrance door with a decorative frosted double glazed panelled insert, matching frosted double glazed UPVC side panels leading into the entrance hallway. Staircase off to the first floor, panelled door off into the lounge, panelled door off into the ground floor shower room/w.c. Central heating radiator.

GROUND FLOOR SHOWER ROOM/W.C.

6' 2" x 7' 1" (1.90m x 2.16m)
Three piece white suite comprising of a concealed low flush w.c., hand wash basin with a chrome mixer tap and vanity storage with drawer space. Fully tiled shower enclosure with dual opening doors and mixer shower. Partially tiled walls, extractor vent, inset spotlights, chrome ladder style towel radiator, two UPVC double glazed frosted and leaded windows to the front elevation.

LOUNGE

13' 4" max x 13' 9" max (4.08m x 4.20m) narrowing to 3.50m
Decorative moulded coving to the ceiling, central ceiling rose, UPVC double glazed leaded window to the front elevation, central heating radiator. Living flame Victorian style gas fire with a cast iron and tiled surround, hearth and a decorative wooden surround. Panelled door off into the dining room.

DINING ROOM

8' 2" x 8' 3" (2.51m x 2.52m)
Central ceiling rose, coving to the ceiling, central heating radiator, panelled door off to the kitchen and a UPVC double glazed sliding door into the conservatory.

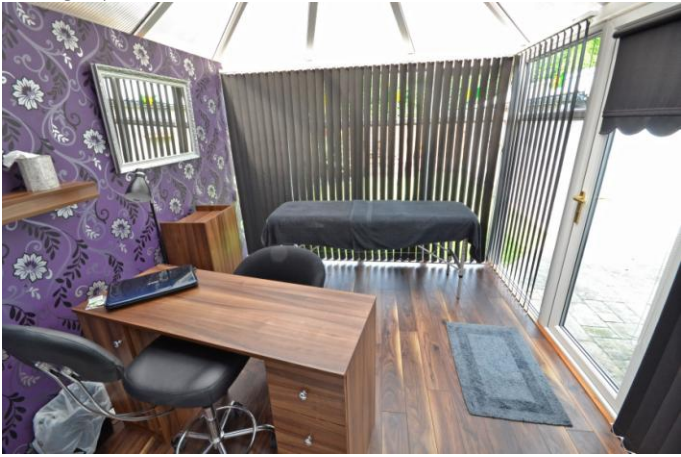
KITCHEN

8' 5" x 8' 5" (2.57m x 2.57m)
Modern fitted kitchen with a range of base and wall units all with chrome rod handles and laminated work surface over, stainless steel sink with drainer section and mixer tap, integrated oven, four ring stainless steel gas hob with stainless steel cooker hood above, integrated slimline dishwasher, integrated fridge, integrated washing machine, pull out spice rack, fully tiled floor, side UPVC entrance door and a UPVC double glazed window to the rear elevation.



CONSERVATORY

9' 4" x 10' 1" (2.86m x 3.09m)
UPVC double glazing to two sides incorporating a UPVC double glazed side entrance door, laminate floor covering and fixed wall light point.



STAIRCASE TO THE FIRST FLOOR LANDING

Loft access via drop down hatch and integral ladder, UPVC double glazed window to the side elevation, access to three double bedrooms and the house bathroom/w.c. Spacious storage cupboard off the landing.

BEDROOM ONE

11' 9" x 9' 9" (3.60m x 2.99m)
The measurement includes a range of modern fitted white high gloss bed room furniture with a range of wardrobe storage, over bed cabinets, bedside drawer units and central drawer section. Coving to the ceiling, UPVC double glazed leaded window to the front elevation and central heating radiator.



BEDROOM TWO

10' 1" max x 8' 2" max (3.08m x 2.51m)
The measurement excludes a range of fitted wardrobe units with modern chrome handles and matching dressing table with drawer storage. Coving to the ceiling, central heating radiator and a UPVC double glazed window to the rear elevation.

BEDROOM THREE

15' 6" x 6' 11" (4.74m x 2.13m) narrowing to 2.06m
The measurements include a range of fitted bedroom furniture with matching desk unit. Central heating radiator, UPVC double glazed and leaded window to the front elevation, coving to the ceiling, inset spotlights.



HOUSE BATHROOM/W.C.

6' 7" x 5' 6" (2.03m x 1.70m)
Three piece white suite comprising of a low flush w.c., pedestal wash basin with two chrome taps and panelled bath with two chrome taps. Fully tiled walls and floor, coving to the ceiling, UPVC double glazed frosted window to the rear elevation, chrome towel central heating radiator.

OUTSIDE

To the front of the property a large low maintenance patterned concrete driveway with low level walling provides ample off street parking. The driveway continues onto the side of the property leading to a detached single garage with up and over door, power and lighting. The rear garden has a lawned section with raised tiered timber decked area, timber panelled surround and timber bar unit ideal for entertaining purposes.



EPC RATING

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

VIEWINGS

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