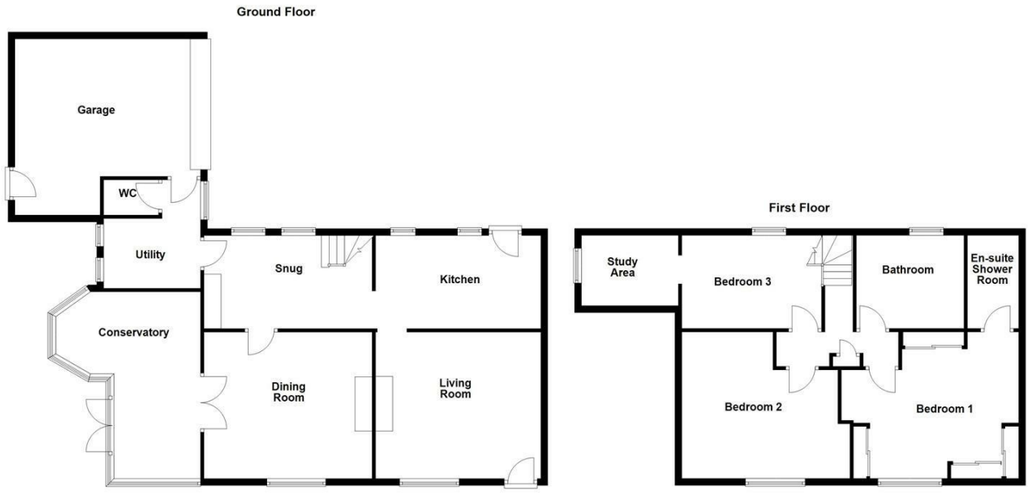
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



9-11 Patrick Green, Oulton, Leeds, LS26 8HH

For Sale Freehold £465,000

A beautifully presented and thoughtfully extended three bedroom semi detached home, positioned within a sought after location and offering spacious, well balanced accommodation throughout. The property benefits from a sweeping driveway providing ample off road parking, a garage and a generous enclosed rear garden featuring a versatile timber outbuilding.

The accommodation briefly comprises a welcoming lounge, a modern fitted kitchen and a cosy inner hallway/snug area with feature fireplace, leading through to a separate dining room and a bright conservatory overlooking the garden. A useful utility room, downstairs w.c. and access to the integral garage complete the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms, with the principal bedroom benefitting from en suite facilities. There is also a versatile study or dressing area and a stylish four piece house bathroom. Externally, the property benefits from a sweeping gated driveway leading to a larger than average garage, low maintenance front garden, and a generous enclosed rear garden featuring patio seating areas, an extensive lawn, mature planting, a greenhouse and a substantial timber outbuilding offering versatile additional space with hot tub.

Situated in the highly desirable location of Oulton, the property is ideally located for a range of local amenities including shops, schools and bus routes, along with excellent transport links and convenient access to the motorway network, making it perfect for commuters.

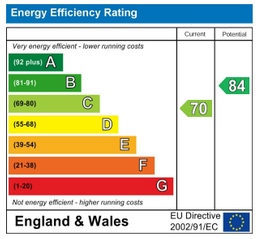
A superb home offering both space and flexibility, ideal for modern family living. Offered to the market with no chain, an early viewing is highly recommended.

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

LOUNGE
15'8" max x 14'3" (4.80m max x 4.35m)
UPVC double glazed window to the front, exposed beams, inset spotlights and feature brick built fireplace with log burning stove and tiled hearth. Open archway leading through to the kitchen.

KITCHEN
16'2" x 9'3" (4.94m x 2.82m)
Fitted with a range of wall and base units with laminate work surfaces incorporating a 1.5 bowl ceramic sink with swan neck mixer tap. Range style cooker with extractor above, integrated full size dishwasher and space for additional appliances. Spotlights to the ceiling, wood effect flooring, UPVC double glazed window to the rear and composite door.

INNER HALL/SNUG
8'11" x 16'0" (2.73m x 4.90m)
UPVC double glazed window to the rear, exposed beams, feature fireplace with log burning stove and tiled hearth, with stairs to the first floor.

DINING ROOM
14'5" x 16'0" max (4.40m x 4.90m max)
UPVC double glazed window to the front, French doors to the conservatory, double central heating radiator, carpeted flooring and feature fireplace with a gas stove.

CONSERVATORY
17'5" x 11'5" max (5.32m x 3.50m max)
Brick and UPVC construction with windows to the rear and side, French doors leading out to the garden, central heating radiator and wood effect flooring.

UTILITY ROOM
8'10" x 8'0" (2.71m x 2.45m)
Two UPVC double glazed windows to the side, fitted with base units and laminate work surface incorporating stainless steel sink and drainer. Space and plumbing for a washing machine and space for a fridge freezer. Door to the downstairs W.C. and garage.

INTEGRAL GARAGE
13'7" x 17'0" (4.16m x 5.20m)
Electric up and over door, power and lighting.

FIRST FLOOR LANDING
Built-in storage cupboard and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
14'1" max x 16'4" (4.30m max x 5.00m)
UPVC double glazed window to the front, double central heating radiator, vaulted ceiling with exposed beams and extensive fitted wardrobes with feature lighting.

EN SUITE SHOWER ROOM/W.C.
9'1" x 5'6" (2.79m x 1.68m)
Walk-in shower with dual head mains fed shower, vanity unit with wash basin and mixer tap, low flush W.C., fully tiled walls and floor, chrome heated towel rail, inset spotlights and extractor fan.

BEDROOM TWO
16'2" max x 14'11" max (4.94m max x 4.57m max)
UPVC double glazed window to the front, double central heating radiator, coving to the ceiling and carpeted flooring.

BEDROOM THREE
12'10" x 9'0" (3.93m x 2.76m)
UPVC double glazed window to the rear, double central heating radiator, coving to the ceiling and carpeted flooring. Open archway leading to a study or dressing area.

STUDY/DRESSING AREA
8'11" x 7'2" (2.73m x 2.20m)
UPVC double glazed window to the side and restricted head height.

BATHROOM/W.C.

OUTSIDE
To the front, there is a sweeping driveway with electric gates leading to a larger than average garage, along with a low maintenance garden featuring paved pathways, gravelled areas and mature planting. To the rear, there is a large enclosed garden with paved patio seating area, extensive lawn, mature hedging, gravelled sections and a greenhouse. A substantial timber outbuilding provides flexible additional space with hot tub. The garden is enclosed by fencing and offers further potential, subject to the usual consents.

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

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.