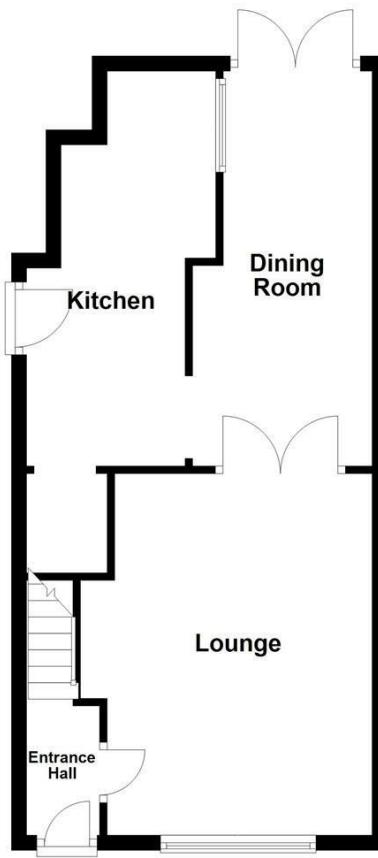
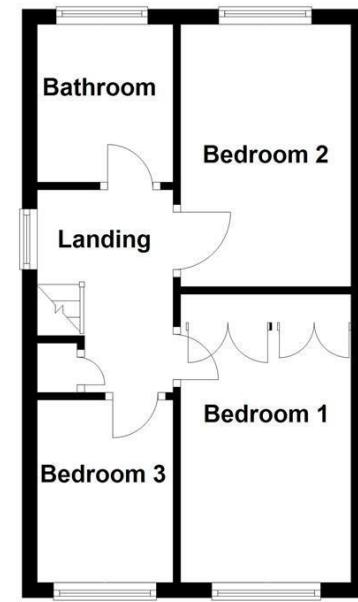


### Ground Floor



### First Floor



#### IMPORTANT NOTE TO PURCHASERS

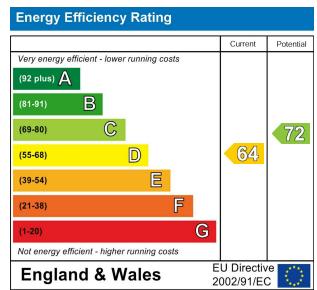
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.



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## 18 Newton Court, Outwood, Wakefield, WF1 3DW

For Sale Freehold £220,000

Deceptive from the main roadside is this extended three bedroom detached family home in need of some updating however offering huge potential benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, lounge, extended dining room and extended kitchen. Stairs to the first floor lead to three bedrooms and bathroom. Outside, low maintenance artificial lawned gardens to the front and rear with block paved driveway to the side providing off street parking leading to the detached garage.

Situated in a popular part of Wakefield, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is excellent access to Outwood Train Station and the motorway network for those looking to travel further afield.

Offered for sale with no chain and vacant possession, an ideal home for the growing family and an early viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, radiator, stairs to the first floor landing and door to the lounge.

### LOUNGE

11'2" [min] x 12'0" [max] x 15'10" [3.42m [min] x 3.66m [max] x 4.85m]

Gas fire with stone surround, UPVC double glazed window to the front, radiator, coving to the ceiling and double doors into the dining room.



### DINING ROOM

16'1" x 7'8" [max] x 7'0" [min] [5.18m x 2.34m [max] x 2.14m [min]]

Laminate floor, radiator, coving to the ceiling, UPVC double glazed French doors to the rear and archway into the kitchen.



### KITCHEN

16'6" x 7'2" [max] x 4'9" [min] [5.03m x 2.19m [max] x 1.47m [min]]

Range of wall and base units with work surface over incorporating 11/2 stainless steel sink and drainer with mixer tap, four ring gas hob with filter hood above, integrated double oven and grill, integrated fridge/freezer and integrated dishwasher. UPVC door to the side, recess ceiling spotlights, tiled effect floor, understairs storage and heated towel radiator.

### FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. UPVC double glazed window to the side, loft access and airing cupboard.

### BEDROOM ONE

10'3" x 8'9" [3.13m x 2.68m]

UPVC double glazed window to the front, radiator and coving to the ceiling.



### BEDROOM TWO

8'9" x 12'1" [2.69m x 3.69m]

UPVC double glazed window to the rear, radiator, laminate floor and coving to the ceiling.



### BEDROOM THREE

10'0" x 6'2" [3.05m x 1.89m]

Laminate floor, radiator, UPVC double glazed window to the front, fitted wardrobe and coving to the ceiling.



### BATHROOM/W.C.

6'0" x 6'11" [1.83m x 2.11m]

Three piece suite comprising concealed cistern low flush w.c., wash basin and bath with electric shower over. Fully tiled walls, tiled effect floor, heated chrome towel radiator and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front is a low maintenance artificial lawned garden with plants and shrubs bordering and block paved driveway to the side providing off street parking leading to the detached concrete sectional garage with up and over door. To the rear is a low maintenance artificial lawned garden.



### 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 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.