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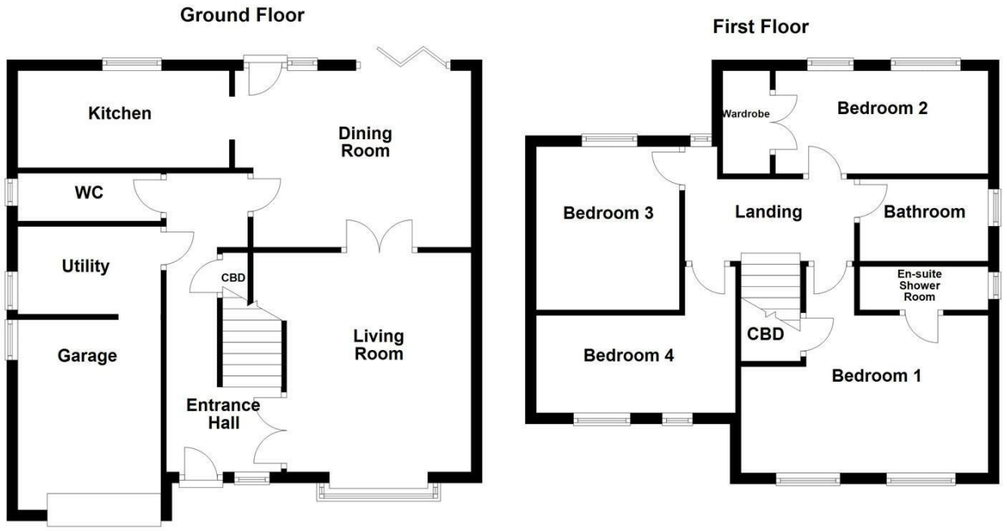


4 Brackenwood Court, Outwood, Wakefield, WF1 3TJ

For Sale Freehold £465,000

Nestled into this cul-de-sac location in Outwood and a larger than average plot is this four bedroom detached family home, superbly presented throughout and boasting well proportioned accommodation, ample off road parking and gardens.

The accommodation fully comprises of the entrance hall, living room, utility, w.c. and the dining room, an integral garage with up and over door. A living room and kitchen complete the ground floor. To the first floor there is a loft access and access to four bedrooms and the house bathroom/w.c. Bedroom benefits from en suite shower room facilities. To the front there is a tarmac driveway providing off road parking for several vehicles and leading to the integral garage with manual up and over door. Lawned garden to the front and side, whilst to the rear there is a south facing lawned garden with stone paved patio area and raised decked patio area. Potential to extend the property, subject to the necessary building regulations and planning permissions

This property would make an ideal purchase for a growing family looking to relocate to the Outwood area, is aptly placed for local amenities such as shops and schools and also transport links with the M62 motorway network only a short drive from the property.

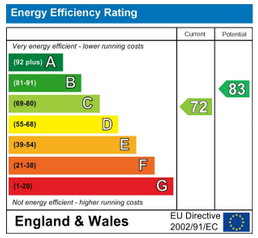
A full internal inspection is recommended on this quality home.

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

ENTRANCE HALL
Composite front entrance door with frosted glass pane leading into the entrance hall. LED spotlighting to the ceiling, decorative panelling, central heating radiator, UPVC double glazed window to the front, stairs providing access to the first floor landing, double doors to the living room and doors to the utility, w.c., dining room and understairs storage.

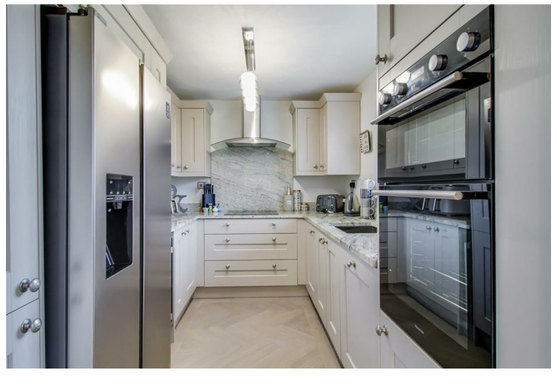
UTILITY
8'0" x 5'2" (2.46m x 1.58m)
Opening to the garage. UPVC double glazed window to the side, central heating radiator, base units with laminate work surface over, stainless steel double sink and drainer with mixer tap, space and plumbing for a washing machine, Worcester combination boiler.

GARAGE
11'3" x 8'7" (3.44m x 2.62m)
UPVC double glazed window to the side, power and light. Up and over door.

W.C.
2'5" x 8'2" (0.75m x 2.49m)
Frosted UPVC double glazed window to the side, chrome ladder central heating radiator, concealed cistern low flush w.c., wash basin built into a storage unit with storage below and mixer tap. Partially tiled.

DINING ROOM
10'6" x 14'10" max x 13'1" min (3.21m x 4.53m max x 3.99m min)
Double doors into the living room. Frosted UPVC double glazed door leading to the rear garden with a UPVC double glazed window to the side, UPVC double glazed bi-folding doors, LED spotlighting to the ceiling, coving to the ceiling, twp central heating radiators. Opening through to the kitchen.

KITCHEN
11'3" x 7'8" (3.44m x 2.34m)
UPVC double glazed window to the rear. A range of contemporary wall and base units with granite work surface over, inset double stainless steel sink with stainless steel mixer tap, drainer carved into the granite, four ring Induction hob with partial granite splashback and stainless steel extractor hood above, integrated double oven, integrated wine cooler, space and plumbing for an American style fridge freezer.



LIVING ROOM
14'10" x 13'7" max x 11'4" min (4.54m x 4.15m max x 3.47m min)
Box UPVC double glazed window to the front, coving to the ceiling, ceiling rose, two central heating radiators.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window to the rear, loft access, doors to bedrooms and house bathroom/w.c.

BEDROOM ONE
12'5" x 14'10" max x 2'9" (3.79m x 4.53m max x 0.86m)
Two UPVC double glazed windows to the front, over stairs storage cupboard, door to the en suite shower room/w.c. Central heating radiator, coving to the ceiling.

EN SUITE W.C.
2'9" x 8'6" (0.85m x 2.61m)
Outlet for shavers, frosted UPVC double glazed window to the side, chrome ladder central heating radiator, low flush w.c., pedestal wash basin and shower cubicle with shower head attachment and shower screen. Partially tiled.

BEDROOM TWO
7'9" x 12'9" (2.38m x 3.9m)
Dado rail, two UPVC double glazed windows to the rear, central heating radiator. Access to a wardrobe with double doors.

BEDROOM THREE
6'9" x 8'11" (2.07m x 2.73m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM FOUR
8'7" x 11'9" max x 2'8" min (2.62m x 3.6m max x 0.82m min)
UPVC double glazed window to the front, single pane timber framed circular window to the front, dado rail and central heating radiator.

HOUSE BATHROOM/W.C.
8'6" x 4'11" (2.6m x 1.5m)
LED spotlighting to the ceiling, frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, roll top bath with mixer tap and shower head attachment. Fully tiled.

OUTSIDE
Sat on a generous size plot for the style of property. There is a tarmac driveway providing parking for several vehicles and leading to the single integral garage with up and over door. The remainder of the front garden is mainly laid to lawn and wraps around to the side. To the rear, the south facing garden is laid to lawn with planted features and borders. The garden incorporates a stone paved patio area ideal for outdoor dining and entertaining with a raised decked patio area with a canopy. The garden itself is fully enclosed by walls and timber fencing and benefits from the sun all afternoon and evening.

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.