

WAKEFIELD
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01924 899 870

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IMPORTANT NOTE TO PURCHASERS

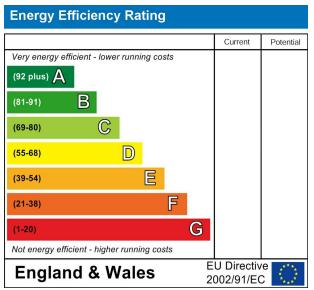
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

8 Philip Garth, Outwood, Wakefield, WF1 2LS

For Sale Freehold £220,000

Situated within a pleasant cul-de-sac location, this well presented three bedroom semi detached home occupies a generous corner plot and benefits from driveway parking and enclosed gardens, making it an ideal choice for a range of buyers.

The accommodation briefly comprises an entrance hall leading into a spacious lounge and fitted kitchen. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property enjoys driveway parking to the front, with lawned gardens extending to the side and rear, complemented by patio seating areas ideal for outdoor dining and entertaining.

The property is conveniently located for local shops, schools and amenities available within Outwood, whilst Wakefield city centre is only a short drive away, offering a wider range of facilities. Excellent transport links are also nearby, including Outwood train station and easy access to the motorway network, making the property ideal for commuters.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



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ACCOMMODATION

ENTRANCE HALL

Entered via a UPVC front entrance door into the main hallway, having a UPVC double glazed window to the side elevation, central heating radiator, staircase to the first floor landing and doors leading through to both the lounge and kitchen.

LOUNGE

9'5" x 12'4" (2.88m x 3.78m)

A comfortable reception room featuring a UPVC double glazed window overlooking the front elevation, central heating radiator and open fireplace suitable for a log burner.

KITCHEN

18'10" [maximum] x 9'6" [5.76m [maximum] x 2.92m]

Fitted with a range of wall and base units providing ample storage, complemented by black laminate worktops and tiled splashbacks. A stainless steel sink and drainer with mixer tap, space for a fridge freezer, washing machine, tumble dryer and dishwasher, along with space for a range cooker. Inset ceiling spotlights, a built-in pantry cupboard and both a UPVC double glazed window and UPVC door providing access to the rear garden.



FIRST FLOOR LANDING

Providing access to three bedrooms and the family bathroom.

BEDROOM ONE

13'0" x 12'4" (3.97m x 3.76m)

A well proportioned double bedroom with UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

9'6" x 12'4" [maximum] (2.90m x 3.76m [maximum])

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

8'5" x 8'2" (2.58m x 2.50m)

UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.

7'8" x 5'5" (2.36m x 1.66m)

Fitted with a three piece suite comprising panelled bath with wall mounted shower over, vanity wash basin with

mixer tap and low flush w.c. Spotlights to the ceiling, tiling around the bath and shower area, and a UPVC double glazed window to the side elevation.



OUTSIDE

To the front is a lawned garden alongside a driveway providing off street parking for approximately two to three vehicles. To the rear of the property is a paved patio seating area, together with a low maintenance garden enclosed by fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.