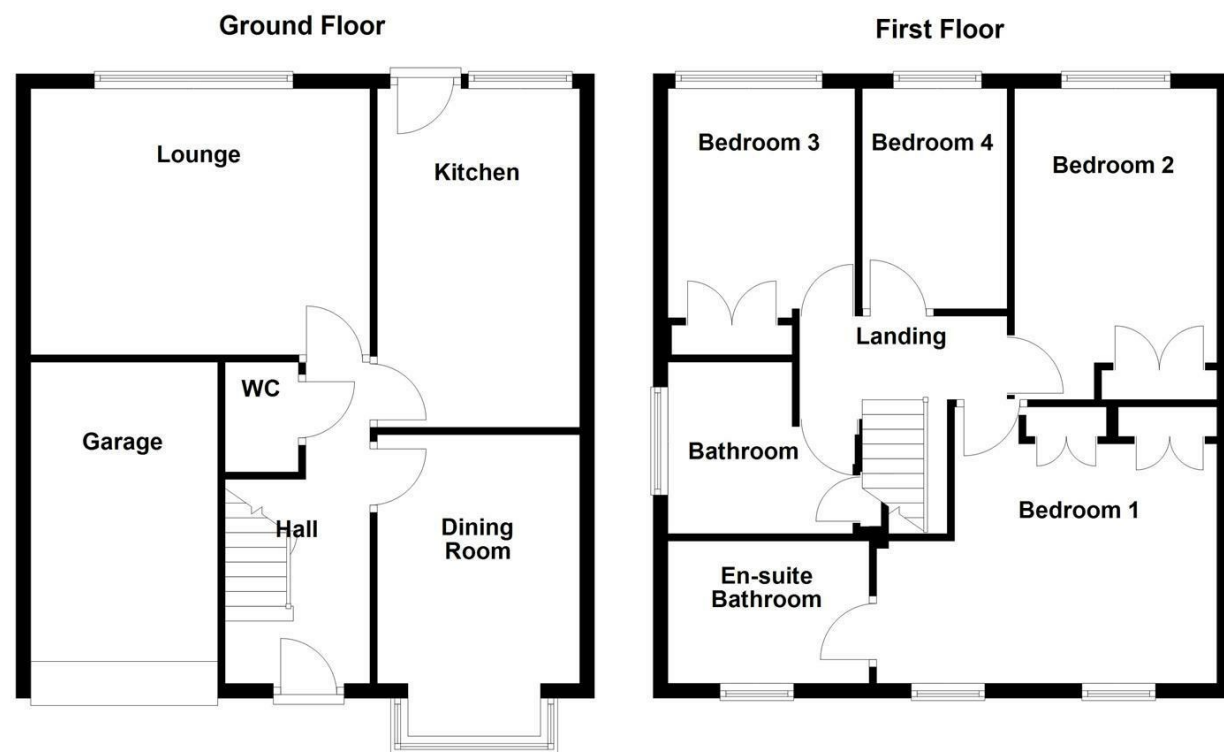


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



55 Meadow Vale, Outwood, Wakefield, WF1 3TD

For Sale Freehold £325,000

Situated in Outwood is this well presented four bedroom detached family home, benefitting from driveway parking and enclosed gardens.

The accommodation briefly comprises an entrance hall with downstairs w.c, a spacious lounge, modern kitchen and dining room. To the first floor landing, there is access to four well proportioned bedrooms, including a principal bedroom with en suite facilities, together with a contemporary family bathroom. Externally, the property offers an attached garage, an enclosed low maintenance rear garden and a driveway providing off street parking for two vehicles.

Ideally located for local shops, schools, and amenities, the property is also within easy reach of Outwood train station for convenient links to Leeds and beyond, as well as being just a short drive from Wakefield city centre.

Offering excellent potential to create a fantastic family home, an early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

A front door into the main hallway with a central heating radiator, staircase to the first floor landing and access to the dining room, living room and kitchen. There is built in storage under the stairs and a downstairs w.c.

W.C.

4'9" x 3'3" [1.47m x 1.00m]

A low flush w.c., corner wash hand basin with tiled splashback and a central heating radiator.

LOUNGE

15'1" x 11'11" [4.61m x 3.64m]

UPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring and a wall mounted electric fire.



KITCHEN

15'0" x 9'0" [4.59m x 2.75m]

Fitted with a range of wall and base units for storage, integrated gas hob and oven, space for a fridge freezer and washing machine, sink and drainer unit with tiled splashback. UPVC double glazed window and door to the rear elevation and a central heating radiator.

DINING ROOM

13'5" x 9'0" [4.09m x 2.75m]

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



FIRST FLOOR LANDING

Provides access to four bedrooms and the family bathroom.

BEDROOM ONE

15'2" [max] x 11'6" [4.63m [max] x 3.52m]

Two UPVC double glazed windows to the front elevation, a central heating radiator and built in storage cupboards to one wall. A door leads through to the en suite bathroom.



EN SUITE BATHROOM/W.C.

9'0" x 5'6" [2.76m x 1.70m]

A three piece suite comprising a bath with wall mounted shower over, wash hand basin and w.c. Frosted UPVC double glazed window to the front elevation, a central heating radiator and full tiling around the bath with partial tiling to one wall.



BEDROOM TWO

13'9" [max] x 8'8" [4.20m [max] x 2.65m]

UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard to one side.



BEDROOM THREE

9'9" x 8'0" [2.99m x 2.46m]

UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard.

BEDROOM FOUR

9'9" x 7'0" [2.99m x 2.14m]

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

BATHROOM/W.C.

9'1" x 7'7" [2.79m x 2.32m]

A three piece suite comprising a bath with wall mounted shower over, wash hand basin and w.c. Frosted UPVC double glazed window to the side elevation, a chrome heated towel radiator and built in storage over the landing stairs.



OUTSIDE

To the front of the property, there is driveway parking for two cars, an attached garage with up and over door and a small lawned area to each side. Externally, to the rear of the property is a spacious long lawned garden with bush and shrubbery borders.



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.

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.