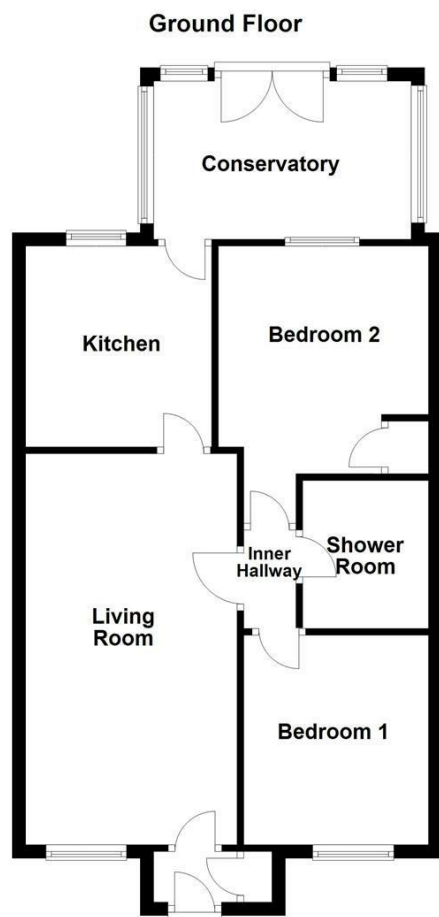


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



4 Holly Court, Outwood, Wakefield, WF1 3TW

For Sale Leasehold £165,000

A superbly presented two bedroom terrace bungalow, situated in a highly sought-after area and available exclusively to residents aged 55 and over. The property features UPVC double glazing throughout and electric storage heating.

The accommodation comprises an entrance porch, spacious lounge, fitted kitchen, and a large conservatory to the rear, providing an ideal space for relaxation or entertaining. There are two well-proportioned bedrooms and a modern shower room. Externally, the property offers a neatly maintained front lawn with mature shrubs and plants, as well as a rear garden with a patio area, perfect for outdoor enjoyment.

Conveniently located close to local amenities including shops, schools, the Co-op, bus routes, and the nearby train station, the home also provides easy access to the motorway network.

The property is offered for sale with no onward chain, representing an excellent opportunity for those looking to downsize. Early viewing is highly recommended.



ACCOMMODATION

PORCH

Entrance door to the porch, access into a storage cupboard.
Door into the living room.

LIVING ROOM

19'1" x 10'0" [5.82m x 3.06m]
UPVC double glazed window to the front, detailed coving to the ceiling, marble backed electric fire with decorative surround, wall mounted storage heater. Doors into the kitchen and inner hallway.



KITCHEN

9'11" x 9'2" [3.03m x 2.80m]
UPVC double glazed window to the front, UPVC door to the conservatory, wall mounted storage heater. A range of wall and

base units with work surfaces, 1 1/2 sink and drainer, integrated Bosch hob, integrated electric oven and grill, plumbing for washing machine, space for a fridge/freezer.

CONSERVATORY

13'3" x 9'4" [4.06m x 2.85m]
UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear garden, tiled floor.



INNER HALLWAY

Loft access. Doors to two bedrooms and the shower room.

BEDROOM ONE

10'1" x 9'3" [3.09m x 2.82m]
UPVC double glazed window to the front, wall mounted storage heater.



BEDROOM TWO

11'2" x 10'0" [3.41m x 3.06m]
UPVC double glazed window to the rear, wall mounted storage heater, fitted wardrobes, door into the airing cupboard.



SHOWER ROOM

7'4" x 6'2" [2.26m x 1.88m]
Low flush W.C., corner shower cubicle with electric shower, wash basin with cupboards. Wall mounted storage heater, fully tiled walls.



OUTSIDE

To the front of the property, there is an allocated parking space for one vehicle, along with a lawned garden featuring plants and shrubs. To the rear, there is an attractive lawn with communal garden areas and a flagged patio area.



COMMUNITY ROOM

A community room for all Holly Court residents with costs covered through the ground rent and service charge. Great for hosting events such as coffee mornings.

LEASEHOLD

The vendor advises that the service charge and ground rent are approximately £140 per calendar month. The remaining term of the lease is 154 years [2025]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.