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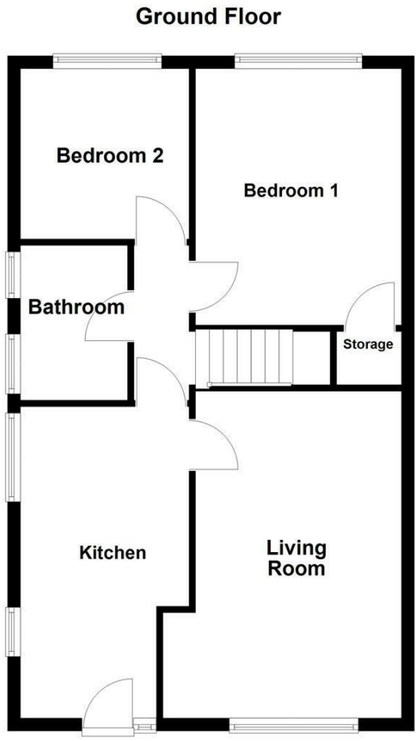
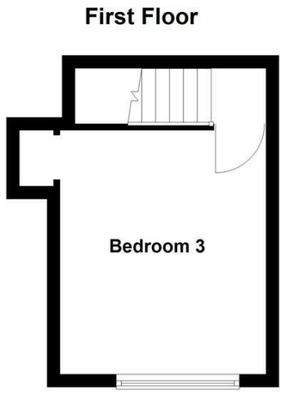




9 Clayton Rise, Outwood, Wakefield, WF1 2LG

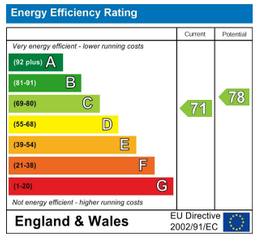
For Sale Freehold £215,000

A fantastic opportunity to purchase this three bedroom semi detached dormer bungalow, occupying a substantial plot and benefitting from ample off road parking, a detached garage and generous, well maintained rear gardens. The property offers three bedrooms, a spacious living room and benefits from UPVC double glazing and gas central heating throughout.

The accommodation comprises a kitchen and a spacious living room featuring a fireplace. Also to the ground floor is a three piece house bathroom and two bedrooms and an additional storage cupboard. To the first floor is a further bedroom, enjoying views over the front elevation. Externally, double cast iron gates provide access to a large concrete driveway, which runs along the front and side of the property, offering extensive off road parking. The front garden is paved with attractive planted borders and is enclosed on three sides. The driveway continues to a single detached garage located within the rear garden, which benefits from power and lighting. The rear garden is a particular feature of the property, incorporating a paved patio area, two-tier lawned gardens, planted borders, a timber shed and is fully enclosed by timber fencing, making it ideal for families and those with pets.

Situated within walking distance of local amenities and well regarded schools, the property is located in the sought after village of Outwood. Regular bus routes provide access to Wakefield city centre and Leeds, with the M1 and M62 motorway links only a short distance away, making it ideal for commuters.

Only a full internal inspection will truly reveal the size and potential on offer at this quality home, and an early viewing is highly recommended to avoid disappointment.



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.

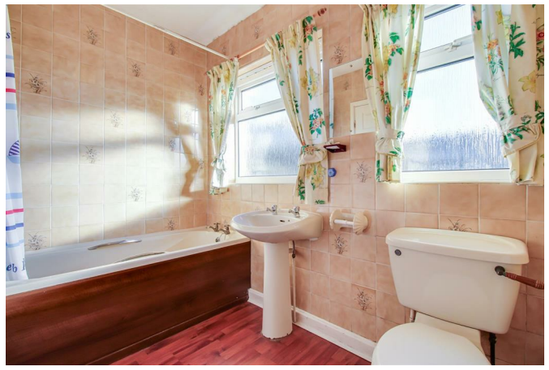
ACCOMMODATION

KITCHEN
16'0" x 8'7" (max) x 7'3" (min) (4.89m x 2.63m (max) x 2.23m (min))
UPVC double glazed entrance doors lead into the kitchen, with two UPVC double glazed frosted panel windows to the side of the door and two further UPVC double glazed windows to the side elevations. A range of wall and base units with work surfaces over and tiled splashbacks above. Space for a freestanding oven and grill, plumbing for a washing machine beneath the counter, and space for a large freestanding fridge freezer. Laminate tiled flooring, coving to the ceiling, central heating, and a combi boiler housed within a cupboard. Two doors provide access to the living room and the inner hallway.

LIVING ROOM
10'7" (min) x 11'10" (max) x 17'1" (3.23m (min) x 3.61m (max) x 5.22m)
A UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating, and laminate flooring. A gas fire set on a marble hearth with a matching interior and decorative surround.

INNER HALLWAY
A staircase to the first floor landing and loft access. Doors provide access to two bedrooms and the bathroom, with laminate tiled flooring throughout.

BATHROOM/W.C.
5'5" x 8'3" (1.67m x 2.53m)
A panelled bath with twin taps, pedestal wash basin with twin taps, and a low flush w.c. Fully tiled walls, two UPVC double glazed frosted windows to the side elevation, central heating, and laminate flooring.



BEDROOM ONE
10'6" x 13'1" (3.21m x 3.99m)
A UPVC double glazed window overlooking the rear elevation, coving to the ceiling, and central heating. A door providing access to an understairs storage cupboard with fixed shelving.

BEDROOM TWO
8'11" x 8'8" (2.73m x 2.66m)
A UPVC double glazed window overlooking the rear elevation and central heating.

FIRST FLOOR LANDING
Access to bedroom three.

BEDROOM THREE
12'5" x 10'6" (3.81m x 3.22m)
A UPVC double glazed window overlooking the front elevation, central heating, and an opening to a built-in storage cupboard.

OUTSIDE
To the front of the property, double cast iron gates provide access to a concrete driveway and a low maintenance paved garden with planted borders. The concrete driveway runs down the side of the property, where there is a water point beneath the kitchen window, and leads to a single detached garage with a manual up and over door, power, and lighting. To the rear, there is a paved patio area, ideal for outdoor dining and entertaining, overlooking a two-tiered attractive lawned garden with planted borders. A timber shed is positioned behind the garage, which has a timber single glazed window. Steps lead up to a second tier lawned garden with a central paved pathway, all enclosed by fencing on three sides.

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.