



WAKEFIELD
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01924 266 555

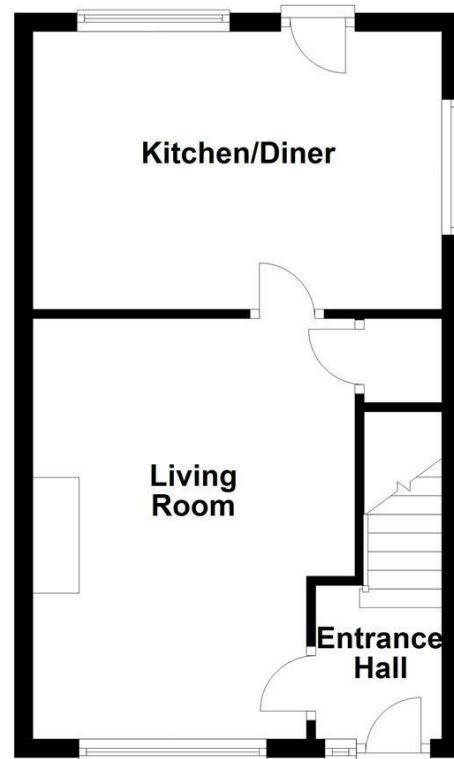
HORBURY
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NORMANTON
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01977 798 844

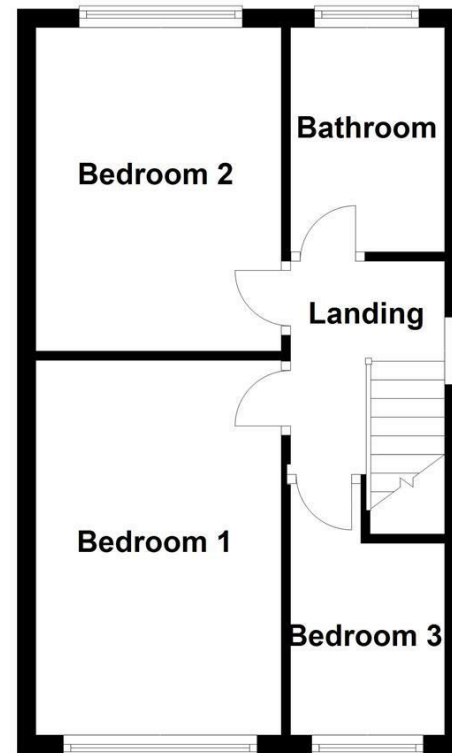
Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)

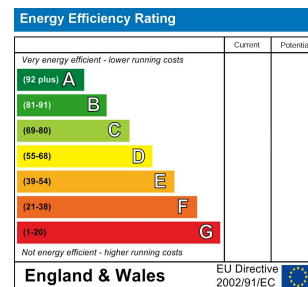


First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 67.7 sq. metres (728.5 sq. feet)



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.



134 Potovens Lane, Outwood, Wakefield, WF1 2LQ

For Sale Freehold £215,000

A superb opportunity to purchase this three bedroom end townhouse benefitting from a spacious kitchen/diner, three bedrooms and a low maintenance rear garden with timber decked patio area.

The property fully comprises of entrance hall, spacious living room with fireplace and under stairs storage cupboard, as well as a spacious modern fitted kitchen/diner with integrated appliances to complete the ground floor. To the first floor landing there are three bedrooms and the three piece suite house bathroom/w.c. Outside to the front there are double cast iron gates providing access onto a paved driveway providing off road parking with a low maintenance pebbled front garden completely enclosed by solid brick built walls. There's a timber gate which provides access down a tarmac pathway to the enclosed low maintenance rear garden with timber decked patio area, perfect for al fresco dining with timber panelled surround fences on all three sides. Timber gate providing access to the rear where there is a single detached garage with manual up and over door.

The property itself is within walking distance to Outwood railway station, which is ideal for the regular commuter as well as the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre, Lofthouse and Leeds. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

A composite entrance door with a frosted double glazed side panel leads into the entrance hall. The hall benefits from laminate flooring, a central heating radiator, coving to the ceiling, a staircase with handrail rising to the first floor landing, and a door providing access to the living room.

LIVING ROOM

14'10" x 11'6" [max] x 9'9" [min] [4.54m x 3.51m [max] x 2.99m [min]]
Featuring laminate flooring, coving to the ceiling, a partial dado rail, and a UPVC double glazed window overlooking the front elevation. A focal point living flame gas fire is set within a granite hearth and matching inset with a decorative wooden surround. Two doors provide access to useful understairs storage cupboards, one of which houses the combination boiler. A further door provides access into the modern fitted kitchen dining room.



KITCHEN DINER

14'7" x 9'10" [4.45m x 3.0m]

Fitted with a range of high gloss wall and base units with laminate work surfaces and tiled splashbacks. The kitchen incorporates a 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring ceramic hob and extractor hood above, plumbing and space for a washing machine, plumbing for a dishwasher, and space for a freestanding fridge freezer. The room also benefits from laminate flooring, a central heating radiator, coving to the ceiling, two UPVC double glazed windows providing dual-aspect natural light from the side and rear elevations, and a UPVC double glazed door leading out to the rear garden.

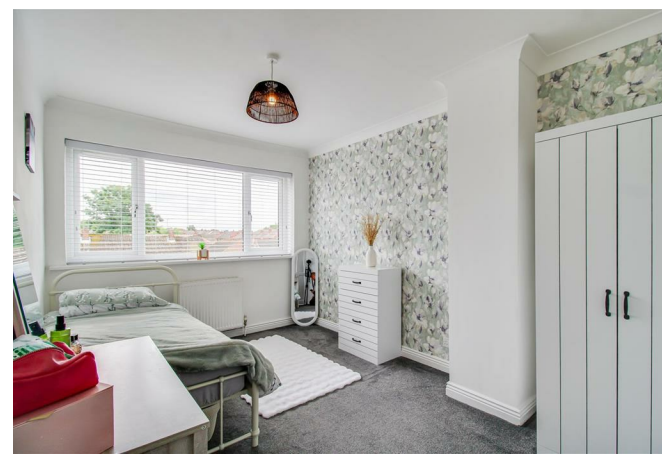
FIRST FLOOR LANDING

With coving to the ceiling, loft access, a UPVC double glazed window to the side elevation, and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

13'3" x 8'11" [4.06m x 2.72m]

A spacious double bedroom benefitting from coving to the ceiling, a central heating radiator, and a UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

11'6" x 8'11" [3.52m x 2.72m]

With coving to the ceiling, a central heating radiator, and a UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE

8'11" x 5'5" [max] x 6'8" [min] [2.73m x 1.67m [max] x 2.04m [min]]

Featuring coving to the ceiling, a central heating radiator, and a UPVC double glazed window overlooking the front elevation.



BATHROOM

7'11" x 5'4" [2.43m x 1.65m]

Appointed with a modern three piece suite comprising a panelled bath with chrome taps, mixer shower with overhead shower and shower attachment, and a glazed shower screen with black accents. There is also a pedestal wash basin with taps and tiled splashback, a low flush WC, chrome heated towel radiator, extractor fan, coving to

the ceiling, and a frosted UPVC double glazed window overlooking the rear elevation. The walls surrounding the bath area are fully tiled.



OUTSIDE

To the front of the property, double cast iron gates provide access to a paved off road parking space. The front garden is predominantly pebbled with a feature palm tree and is enclosed by dwarf brick walls and timber fencing. A timber gate provides access to the side of the property, where a patterned concrete pathway with decorative pebbled borders leads to the rear garden. The rear garden features a timber decked seating area, two artificial lawn sections, and a central paved pathway. Timber fencing encloses the garden on all sides, creating a private outdoor space. An external light is positioned above the rear entrance door, while a timber gate at the rear provides access to a shared concrete driveway. The property also benefits from a detached single garage with a manual up-and-over door, power supply, and a timber single glazed side window.



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.

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.