

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

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01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



#### IMPORTANT NOTE TO PURCHASERS

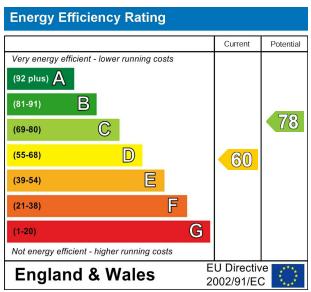
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 17 Victoria Way, Outwood, WF1 2NA

For Sale Freehold £190,000

Situated in the popular Outward area, this well presented three bedroom semi detached property offers excellent accommodation.

The ground floor comprises an inviting entrance hall, a spacious lounge, a modern kitchen with a rear extension, and a comfortable sitting room. To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom. The property benefits from driveway parking and a garage, providing convenient off-street parking. Externally, the home features a low-maintenance rear garden, perfect for outdoor relaxation or entertaining.

Ideally located close to local shops, amenities, and reputable schools, the property also offers excellent transport links, including easy access to the train network—ideal for commuters. It is conveniently positioned for Pinderfields Hospital and Wakefield city centre, both just a short distance away.

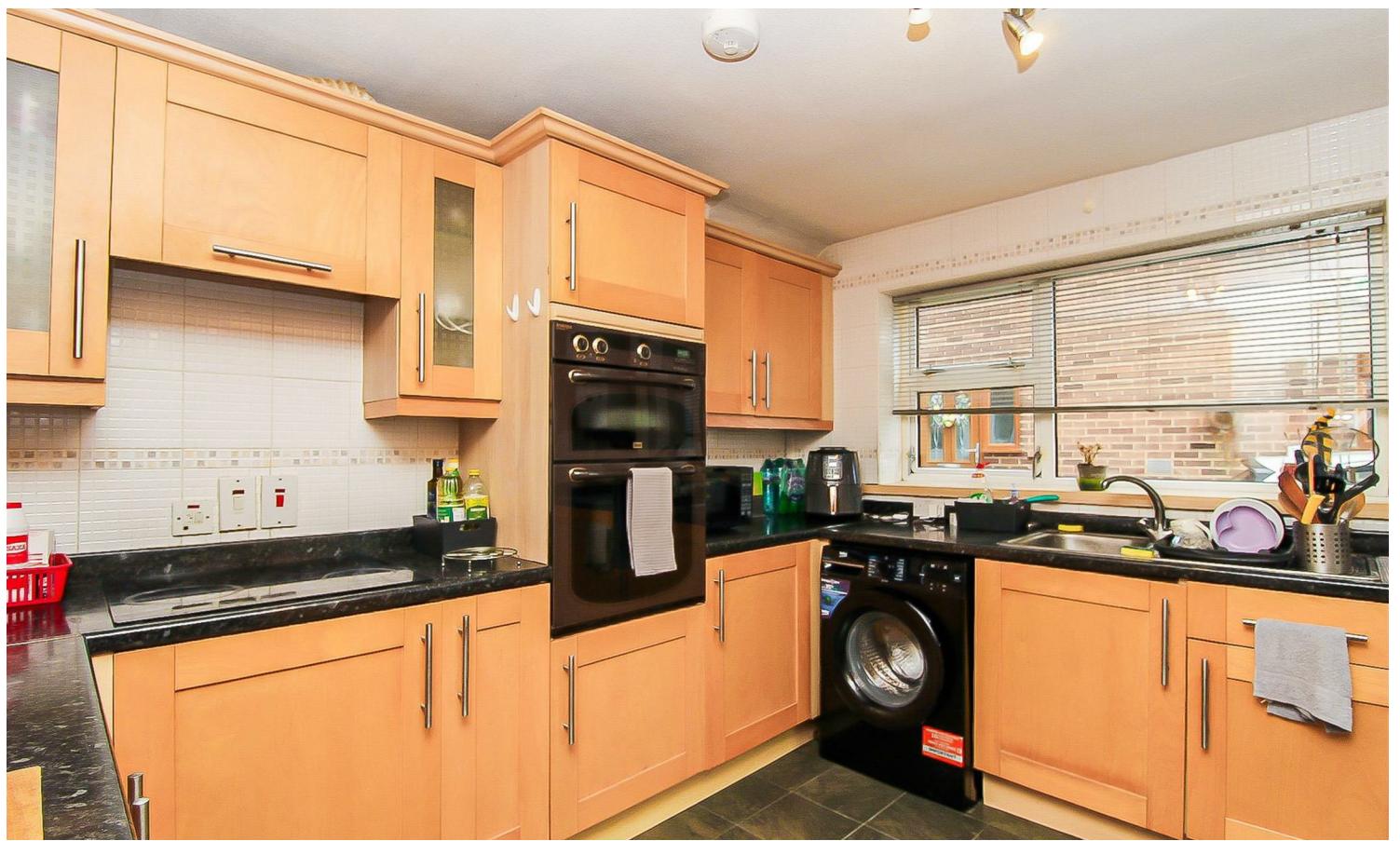
Currently tenanted, this property represents an excellent investment opportunity. Viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed side entrance door into the entrance hall. Stairs to the first floor landing, door into the living room.

### LOUNGE

14'10" x 11'8" [4.53m x 3.56m]

UPVC double glazed window to the front, central heating radiator, feature fireplace with surround. Door into an inner hallway.



### INNER HALLWAY

Doors into the kitchen and the rear sitting room.

### KITCHEN

11'0" x 10'3" [3.37m x 3.13m]

UPVC double glazed windows face the side elevation, UPVC double glazed rear door, fully tiled walls. Fitted with a range of wall and base units for storage, black laminate worktops, an integrated electric hob, integrated double oven, stainless steel sink and drainer unit, space for a fridge-freezer, and space for a washing machine.

### SITTING ROOM

10'11" x 8'2" [3.35m x 2.50m]

UPVC double glazed French doors to the rear garden, central heating radiator.



### FIRST FLOOR LANDING

Loft access, loft access. Doors to three bedrooms and the house bathroom.

### BEDROOM ONE

9'0" x 8'11" [2.76m x 2.74m]

UPVC double glazed window to the front, central heating radiator, built in storage to one side.



### BEDROOM TWO

11'0" x 8'11" [3.36m x 2.72m]

UPVC double glazed window and door to the rear, central heating radiator, built in storage. The door leads out to the roof extension.



### BEDROOM THREE

9'4" x 5'11" [2.87m x 1.81m]

UPVC double glazed window to the front, central heating radiator, built in storage cupboard.



### BATHROOM

5'10" x 6'8" [1.80m x 2.04m]

Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled walls. Wall mounted bath with shower over, washbasin, low flush W.C..



### OUTSIDE

Externally, the property benefits from side driveway parking with ample space for several cars, leading to a detached storage garage. To the rear is a low-maintenance, flagged garden.



### 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.