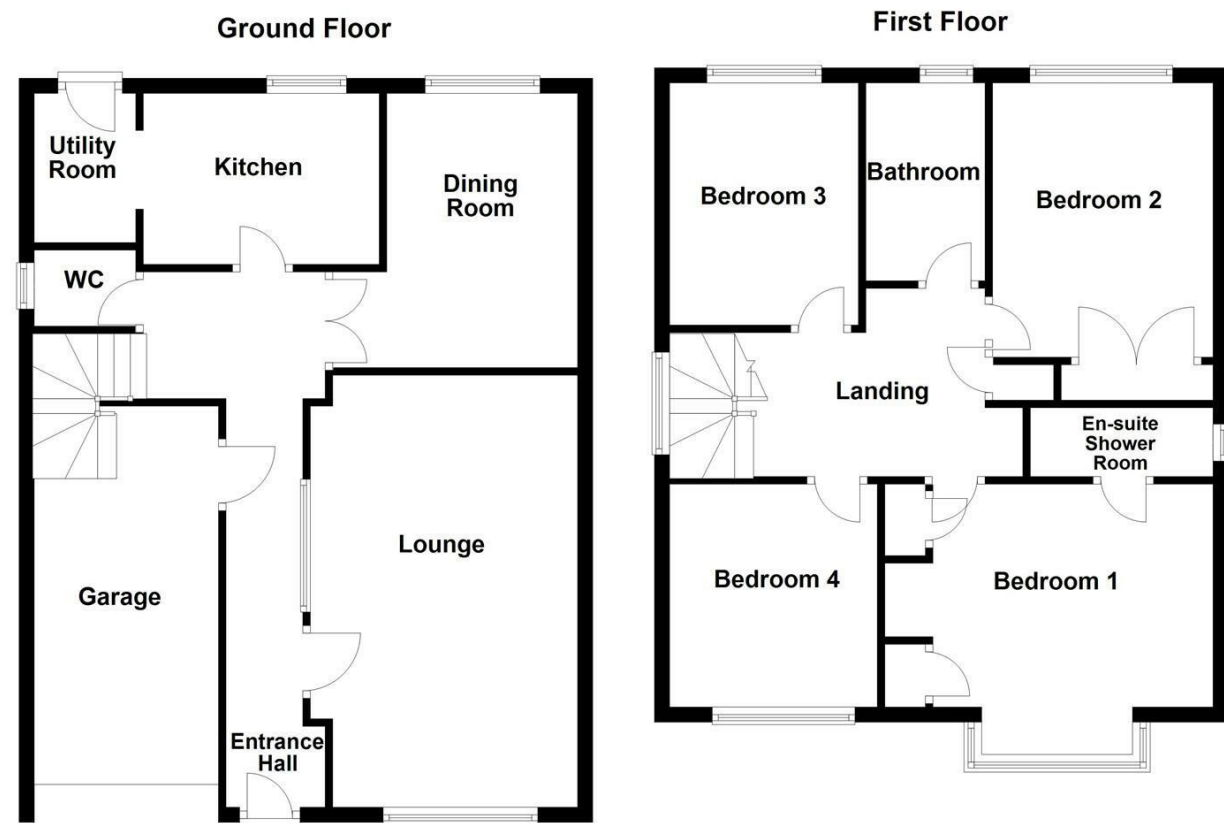


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



65 Meadow Vale, Outwood, Wakefield, WF1 3TD

For Sale Freehold £375,000

Superbly appointed throughout and deceptively spacious from the front is this four bedroom detached family home, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious living room, separate dining room, modern fitted kitchen with granite worktops and matching granite splashbacks, utility room and integral garage. To the first floor, the landing provides access to four well proportioned bedrooms, with bedroom one benefitting from en suite shower facilities, together with a modern house bathroom. Externally, the front of the property features a low maintenance garden and a resin driveway providing ample off road parking and access to the integral garage. To the rear, there is an attractive lawned garden with planted shrub borders, incorporating resin patio seating areas ideal for outdoor dining and entertaining.

Situated in the popular area of Outwood, the property is well placed for local amenities including shops, schools and regular bus routes. Outwood train station is nearby, and there is convenient access to the motorway network for those commuting further afield.

A fantastic family home which truly deserves an early viewing to fully appreciate the space and quality on offer.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door leads into the entrance hall with two radiators and access to the integral garage, downstairs WC, kitchen, lounge, dining room and stairs to the first floor landing.

LOUNGE

11'8" [max] x 9'1" [min] x 18'9" [3.56m [max] x 2.78m [min] x 5.73m]
Double glazed window to the front elevation with shutters, gas fire with full marble surround, radiator and coving to the ceiling.



DINING ROOM

10'7" [max] x 8'2" [min] x 11'10" [3.25m [max] x 2.49m [min] x 3.61m]
UPVC double glazed window to the rear with shutters, radiator and coving to the ceiling.



W.C.

Low flush WC, wash basin set within vanity units, part tiled walls, fully tiled floor, heated towel radiator and a frosted UPVC double glazed window to the side elevation.

KITCHEN

7'8" x 10'3" [2.34m x 3.14m]
Modern fitted kitchen with granite work surfaces incorporating a 1½ stainless steel sink and drainer, integrated oven and grill, Hotpoint induction hob with extractor hood, integrated dishwasher, tiled splashbacks, contemporary radiator and UPVC double glazed window to the rear. Archway through to the utility room.

UTILITY ROOM

4'11" x 6'10" [1.52m x 2.09m]
Space for a fridge freezer, integrated washing machine, tiled effect flooring and UPVC door to the rear garden.

INTEGRAL GARAGE

7'10" x 17'3" [2.41m x 5.28m]
Up and over door, space for additional appliances and housing the boiler.

FIRST FLOOR LANDING

UPVC frosted double glazed window to the side with shutters, radiator, loft access, airing cupboard and doors to four bedrooms and the house bathroom.

BEDROOM ONE

12'2" x 14'7" [3.71m x 4.45m]
UPVC double glazed bay window to the front with shutters, radiator, fitted wardrobes and dressing area. Door through to the en suite.



EN SUITE SHOWER ROOM/W.C.

2'10" x 9'4" [0.87m x 2.86m]
Fitted with a low flush WC, wash basin with vanity units and shower cubicle with mixer shower. Fully tiled walls and floor, chrome heated towel radiator, inset spotlights and frosted UPVC double glazed window to the side.

BEDROOM TWO

9'5" x 11'5" [2.89m x 3.48m]
Fitted wardrobes, radiator, coving to the ceiling and UPVC double glazed window to the rear with shutters.



BEDROOM THREE

10'5" x 8'7" [3.19m x 2.63m]
UPVC double glazed window to the rear with shutters, radiator and coving to the ceiling.

BEDROOM FOUR

9'0" x 9'10" [2.75m x 3.00m]
UPVC double glazed window to the front with shutters, radiator and coving to the ceiling.

BATHROOM/W.C.

8'6" x 5'4" [2.60m x 1.64m]
Fitted with a low flush WC, wash basin with vanity storage, panelled bath with electric shower over, fully tiled walls and floor, radiator and frosted UPVC double glazed window to the rear.



OUTSIDE

To the front, there is a low maintenance pebble garden, a small lawned section and a resin driveway providing off road parking, which leads to the integral garage. Externally to the rear there is an attractive lawned garden with planted borders and two resin patio areas, ideal for outdoor seating and entertaining.



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.