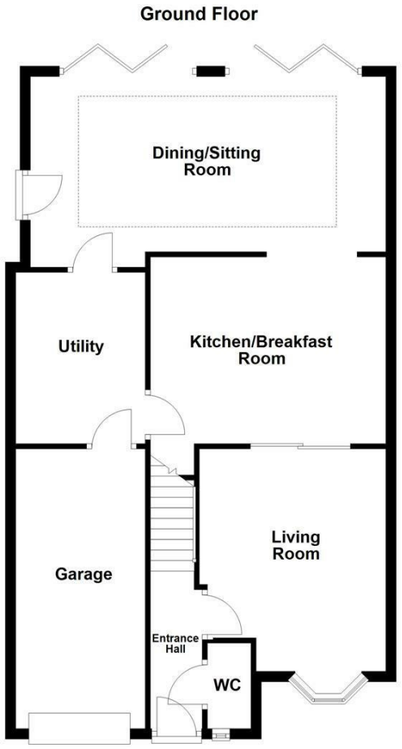
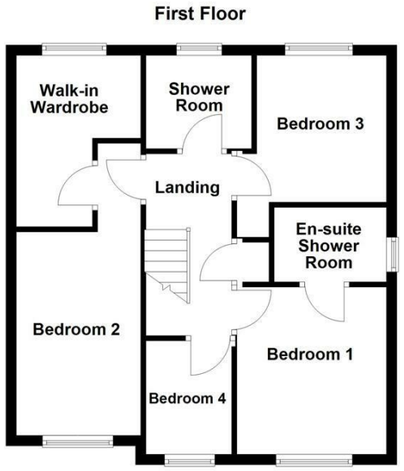


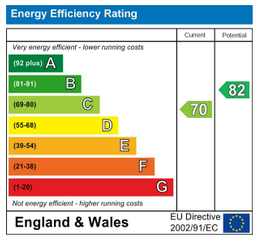


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

29 Queensbury Avenue, Outwood, Wakefield, WF1 3TS

For Sale Freehold £475,000

Nestled within a pleasant cul-de-sac on this highly sought after development in Outwood is this superbly presented four bedroom detached family home. Offering spacious and versatile accommodation throughout, together with an attractive and low-maintenance rear garden, this property is one not to be missed.

The accommodation briefly comprises a welcoming entrance hall with access to the downstairs w.c., living room and first floor staircase. The living room flows into a modern kitchen/breakfast room, which in turn provides access to a utility room and a versatile dining/sitting room with doors leading out to the rear garden. The utility also provides internal access to the garage. To the first floor, the landing offers loft access and leads to four well-proportioned bedrooms, a modern house shower room and a storage cupboard housing the water tank. The principal bedroom benefits from en suite shower facilities, while bedroom two enjoys its own walk in wardrobe. Externally, the property offers a lawned front garden with driveway parking for two vehicles leading to a single integral garage. To the rear is a low maintenance garden with artificial lawn and resin patio, fully enclosed and enjoying a peaceful woodland backdrop

Outwood is a highly regarded location, perfect for a wide range of buyers, particularly families, with excellent local shops and schools all within walking distance. A wider range of amenities can be found in nearby Wakefield city centre, easily accessible by road or bus. Outwood also benefits from its own train station and is well positioned for the motorway network, including the M1 and M62, making it ideal for commuters.

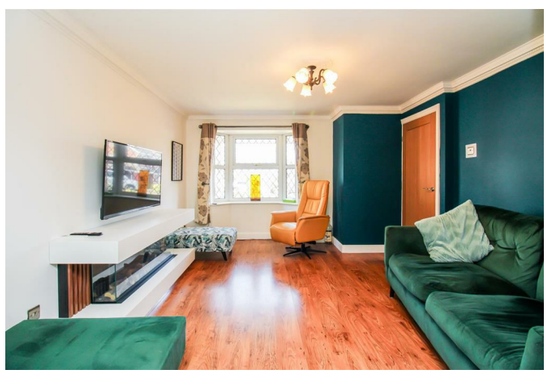
This property is a truly outstanding home and must be viewed internally to be fully appreciated. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front door, coving to the ceiling, ceiling rose and central heating radiator. Staircase to the first floor landing with fitted stairlift, doors to downstairs w.c. and living room.

W.C.
2'10" x 5'4" (0.88m x 1.64m)
Frosted UPVC double glazed front window, chrome ladder style radiator, ceiling spotlights, concealed cistern low flush w.c., ceramic wash basin set within vanity storage and mixer tap.

LIVING ROOM
14'1" x 12'1" max x 8'10" min (4.3m x 3.7m max x 2.7m min)
Sliding doors to the kitchen/breakfast room, UPVC double glazed front window, coving to the ceiling, central heating radiator and a contemporary glass fronted electric fireplace with live flame effect, LED flame setting and multi-coloured display.



KITCHEN/BREAKFAST ROOM
15'5" x 11'6" (4.72m x 3.52m)
A stylish kitchen fitted with a range of modern wall and base units with quartz work surfaces, central island with additional units and breakfast bar, stainless steel sink and drainer with mixer tap, partial laminate splashbacks, integrated fridge/freezer, integrated dishwasher and range style electric cooker. Spotlights to ceiling, door to utility and open access to dining/sitting room.

DINING SITTING ROOM
22'5" x 12'0" max x 11'1" min (6.85m x 3.66m max x 3.38m min)
Large lantern skylight, ceiling spotlights, anthracite column radiator and two sets of bi-folding doors creating a seamless indoor/outdoor living experience. Additional UPVC double glazed side door.

UTILITY ROOM
10'7" x 7'10" (3.23m x 2.4m)
Fitted with wall and base units with laminate work surfaces, stainless steel sink with mixer tap, tiled splashback and plumbing for washing machine and tumble dryer. Partial loft access, central heating radiator and door to garage.

GARAGE
8'0" x 18'0" (2.45m x 5.5m)
Fitted with power and lighting, ideal for additional storage or appliances, with up and over door.

FIRST FLOOR LANDING
Loft access, storage cupboard housing water tank and doors leading to four bedrooms and house shower room.

BEDROOM ONE
9'4" x 11'9" (2.87m x 3.6m)
UPVC double-glazed front window, central heating radiator and door to en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'0" x 4'5" (2.14m x 1.35m)
Frosted UPVC double glazed side window, extractor fan, shaver outlet, chrome ladder style radiator, low flush w.c., wash basin with mixer tap set into vanity storage, and shower cubicle with electric shower, hand attachment, glass screen, seat, and grab rail.

BEDROOM TWO
7'10" x 18'5" max x 13'3" min (2.4m x 5.63m max x 4.06m min)
UPVC double glazed front window, ceiling spotlights, central heating radiator and door to walk in wardrobe.

WALK IN WARDROBE
7'11" x 10'6" nax x 5'4" min (2.42m x 3.21m nax x 1.65m min)
Ceiling lighting, central heating radiator and UPVC rear window.

BEDROOM THREE
9'3" x 9'4" max x 8'7" min (2.82m x 2.86m max x 2.63m min)
UPVC rear window, central heating radiator and fitted storage snug.

BEDROOM FOUR
5'10" x 8'10" (1.78m x 2.7m)
UPVC front window, central heating radiator and fitted storage.

SHOWER ROOM/W.C.
5'11" x 6'5" (1.82m x 1.97m)
Frosted UPVC rear window, chrome ladder style radiator, ceiling spotlights, concealed cistern low flush w.c., ceramic wash basin with mixer tap set into vanity storage, and shower cubicle with mains-fed overhead shower, hand attachment and glass screen.

OUTSIDE
The front garden is laid to lawn with planted features and a tarmac driveway with providing off street parking and access to the integral garage and front entrance. The rear garden is designed for low maintenance, mainly laid with artificial lawn and featuring a resin patio area ideal for dining and entertaining. Fully enclosed by timber fencing and backing onto a tranquil woodland area.

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.