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9 Ashbury Chase, Outwood, Wakefield, WF1 2PP

For Sale Freehold Guide Price £170,000

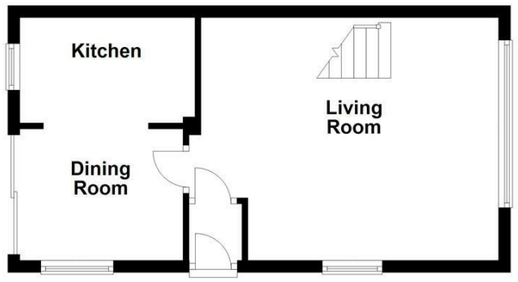
Situated in Outwood is this three bedroom semi detached property benefitting from driveway and enclosed garden.

The property briefly comprises of the entrance porch leading into the living room, dining room and kitchen. The first floor landing has access to three bedrooms and house bathroom. Externally there is side driveway parking for one vehicle and an enclosed rear garden with low maintenance patio.

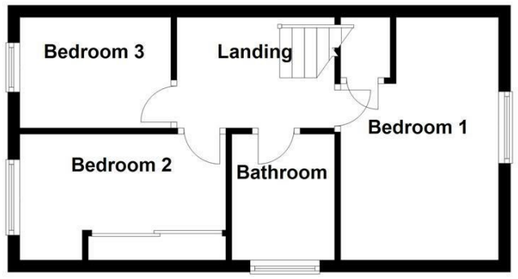
The property is ideally placed for all local shops and amenities including local schools with Outwood train station close by.

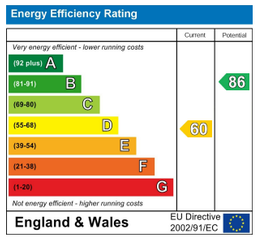
In need of a degree of modernisation, this property has potential to be a fantastic home and a viewing is highly recommended.

Ground Floor



First Floor





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

ENTRANCE PORCH
Front entrance door and door through to the living room.

LIVING ROOM
13'4" x 13'9" (4.07m x 4.20m)
Timber framed windows to the front and side elevation, central heating radiator, stairs to the first floor landing and feature fireplace with wood surround. Door through to the dining room.

DINING ROOM
8'7" x 7'4" (2.64m x 2.24m)
Timber framed double glazed sliding door to the side elevation, timber framed double glazed window to the front, central heating radiator and archway into the kitchen.

KITCHEN
9'5" x 6'2" (2.88m x 1.90m)
Range of wall and base units for storage, sink and drainer unit, space for a fridge/freezer, space for a gas cooker, space for a washing machine. Timber framed double glazed window to the side elevation.

FIRST FLOOR LANDING
Doors to three bedrooms and house bathroom.

BEDROOM ONE
13'4" x 8'7" (4.07m x 2.64m)
Timber framed double glazed window to the side elevation, central heating radiator and built in airing cupboard.

BEDROOM TWO
11'1" x 6'11" (3.38m x 2.11m)
Timber framed double glazed window to the side elevation, central heating radiator and fitted wardrobes with sliding doors.

BEDROOM THREE
8'3" x 6'1" (2.52m x 1.87m)
Timber framed double glazed window to the side elevation and central heating radiator.

BATHROOM/W.C.
7'0" x 5'7" (2.14m x 1.71m)
Three piece suite comprising hand held shower attachment over the bath, wash hand basin and low flush w.c. Timber framed double glazed frosted window to the front elevation and central heating radiator.

OUTSIDE
To the side a driveway providing off road parking for one vehicle with bush and shrubbery to the front. To the rear is a low maintenance flagged patio incorporating pebbled area, bush and shrubbery border.

COUNCIL TAX BAND
The council tax band for this property is C.

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.