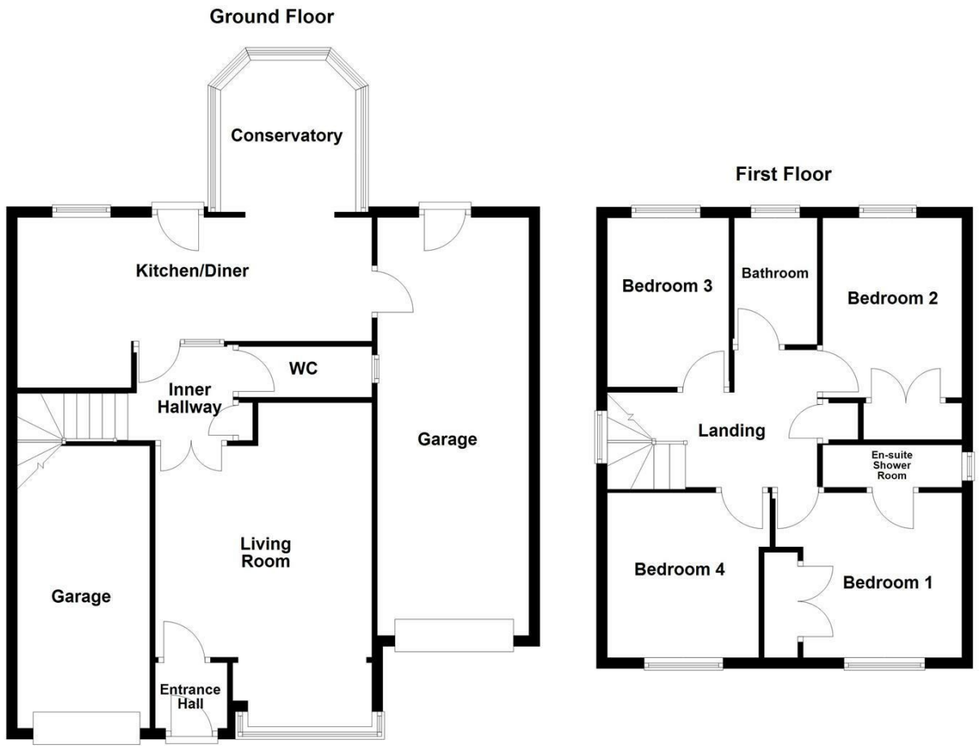

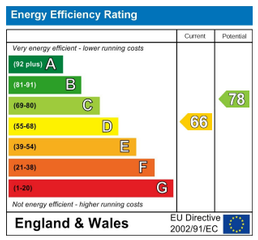

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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12 Brackenwood Road, Outwood, Wakefield, WF1 3TH

For Sale Freehold Guide Price £400,000 - £425,000

Nestled within a cul de sac on a sought after modern development in Outwood, this superbly presented four bedroom detached family home occupies the largest corner plot on the estate and offers well balanced accommodation ideal for modern family living. The property has been enhanced by a side extension and boasts a range of attractive features including a contemporary recently refurbished house bathroom, en suite facilities to the principal bedroom, black UPVC double glazing with a 15-year guarantee, and a beautifully landscaped south facing, two tiered rear garden. The kitchen is fitted with quality units complemented by black granite worktops, further adding to the high standard of finish throughout.

The accommodation briefly comprises an inviting entrance hall providing access to the main living room, which in turn leads through to an inner hallway. The inner hallway offers a useful storage cupboard and doors leading to the downstairs W.C. and the spacious kitchen diner, with stairs rising to the first floor landing. The kitchen diner, finished with black granite worktops, provides access to the conservatory and the enclosed rear garden, as well as direct internal access to the side attached garage. To the first floor, the landing provides loft access, a further storage cupboard, and doors to four well proportioned bedrooms and the house bathroom, which has been recently refurbished to a modern standard. Bedrooms one and two both benefit from fitted storage, with the principal bedroom further enjoying the advantage of a modern en suite shower room.

Externally, the property sits on a generous corner plot and is primarily laid with block paving to provide off road parking for at least three vehicles, also benefiting from an Electric Vehicle charging point. The driveway leads to both the integral and attached single garages. To the rear, the south facing garden is arranged over two tiers and has been thoughtfully landscaped, featuring lawned areas, mature planted beds and shrubs, pebbled sections, and block paved patio areas ideal for outdoor dining and entertaining. There is also space for a garden shed, and the garden is fully enclosed by timber fencing and hedging, offering a good degree of privacy.

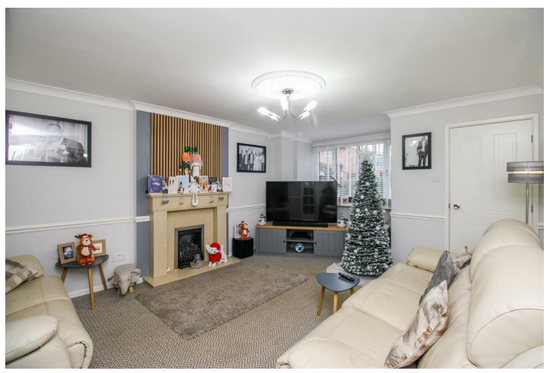
Outwood is a highly desirable location, particularly for growing families, offering a range of local amenities including shops and well regarded schools, many of which are within walking distance. Additional facilities can be found in nearby Wakefield city centre. For commuters, Outwood benefits from its own train station, regular bus services, and excellent access to the M1 and M62 motorway networks.

Only a full internal inspection will truly reveal the quality, position, and space on offer at this fantastic home, and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
4'4" x 3'11" (1.33m x 1.21m)
Frosted glazed entrance door into the entrance hall, coving to the ceiling and a central heating radiator. A doorway provides access into the living room.

LIVING ROOM
13'1" x 17'9" (max) x 6'11" (min) (4.0m x 5.43m (max) x 2.11m (min))
UPVC double glazed window to the front, double doors leading to the inner hallway, central heating radiator, coving to the ceiling, ceiling rose, decorative panelling behind the fireplace which incorporates a mains gas fire with marble hearth surround and mantle.



INNER HALLWAY
Stairs to the first floor landing, central heating radiator, coving to the ceiling, a door leading to the kitchen diner, and a useful storage cupboard.

DOWNSTAIRS W.C.
2'9" x 8'2" (0.85m x 2.51m)
Frosted UPVC double glazed window to the attached garage, spotlights, chrome towel radiator. A low flush W.C., and ceramic wash basin set within a storage unit with mixer tap.

KITCHEN/DINER
10'3" x 21'4" (max) x 7'7" (min) (3.14m x 6.52m (max) x 2.32m (min))
UPVC double glazed window to the rear and a composite door with double glazed panel opening to the rear garden, access to the attached garage and an opening through to the conservatory, decorative wall panelling, central heating radiator, spotlights and a dado rail. Fitted with a range of modern wall and base units with quartz work surfaces, incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer, brick style tiled splashbacks, a five ring induction hob with stainless steel extractor hood above, integrated double oven, microwave, dishwasher, and under counter fridge and freezer.

CONSERVATORY
6'9" x 8'4" (max) x 3'3" (min) (2.08m x 2.55m (max) x 1.01m (min))
Surrounded by UPVC double glazed windows and benefiting from a central heating radiator, providing a versatile additional reception space.

ATTACHED GARAGE
9'2" x 25'3" (2.80m x 7.70m)
Up and over door to the front and UPVC door to the rear, space and plumbing for a washing machine and tumble dryer, room for a fridge freezer, there is also a log burner. An ideal space for storage, a workshop, or home gym.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, coving to the ceiling, loft access, and a central heating radiator. Doors lead to a storage cupboard, four bedrooms, and the house bathroom.

BEDROOM ONE
9'8" x 10'7" (max) x 9'6" (min) (2.95m x 3.25m (max) x 2.90m (min))
UPVC double glazed window to the front, fitted double wardrobes, coving to the ceiling, dado rail, central heating radiator, and a door leading to the en suite shower room.

EN SUITE SHOWER ROOM
2'11" x 7'8" (0.90m x 2.35m)
Frosted UPVC double glazed window to the side, chrome towel radiator, half wall panelling and half tiling. Concealed low flush W.C., wash basin set within a storage unit with mixer tap, and a shower cubicle with mains fed shower and glass screen.

BEDROOM TWO
11'4" x 7'8" (3.47m x 2.35m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted double door storage cupboard, and decorative wall panelling.

BEDROOM THREE
10'7" x 8'4" (3.25m x 2.55m)
UPVC double glazed window to the rear, coving to the ceiling, and central heating radiator.

BEDROOM FOUR
9'7" x 10'7" (max) x 9'6" (min) (2.93m x 3.25m (max) x 2.90m (min))
UPVC double glazed window to the front, coving to the ceiling, and central heating radiator.

HOUSE BATHROOM
8'5" x 4'10" (2.57m x 1.48m)
Frosted UPVC double glazed window to the rear, finished with half wall panelling and half tiling. Fitted with a chrome towel radiator, concealed low flush W.C., wash basin set within a storage unit with mixer tap, and a panelled bath with mains fed shower and glass screen.

INTEGRAL GARAGE
7'11" x 17'0" (2.42m x 5.19m)
Integral garage with power and lighting, housing the boiler.

OUTSIDE
To the front of the property is a low maintenance garden comprising a block paved driveway providing off road parking for at least three vehicles with an Electric Vehicle charging point. Hedging borders one side, with access to the single integral garage and the tandem style attached garage. The rear garden is landscaped and tiered, featuring lawn areas, mature shrubs, block paved patio ideal for outdoor dining and entertaining, pebble beds, and space for a freestanding garden shed. The garden is fully enclosed with hedging and timber fencing, making it ideal for children and pets.

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.

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.