



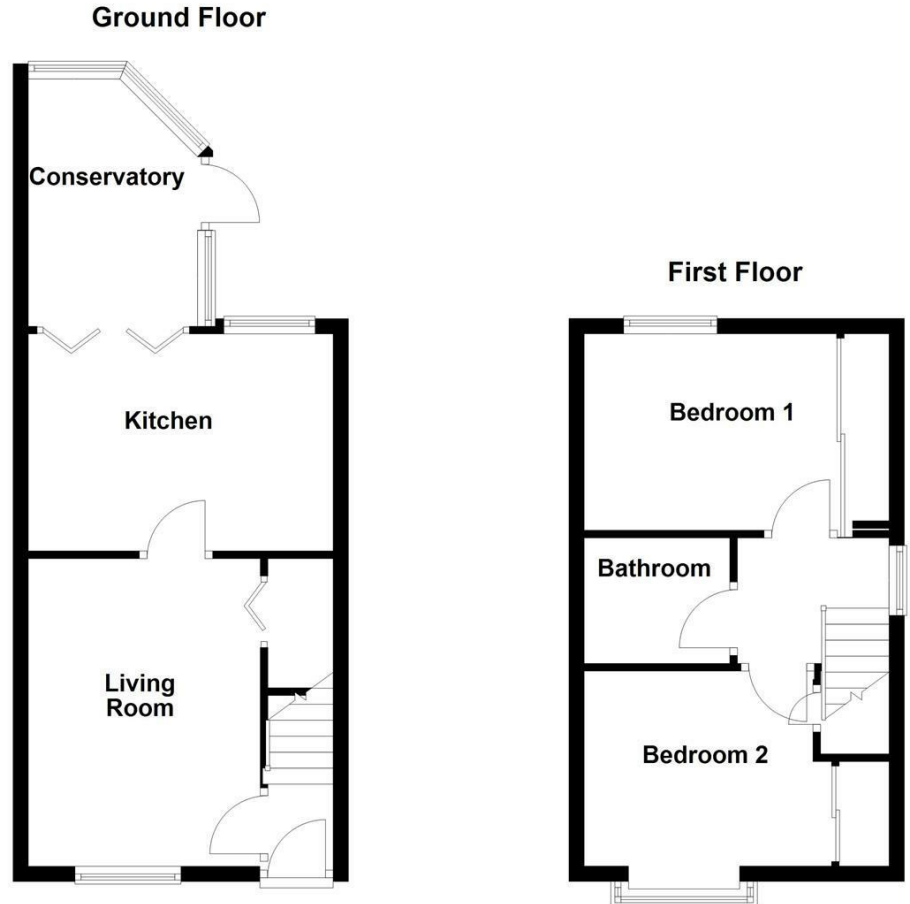
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



28 Ashbury Chase, Outwood, Wakefield, WF1 2PP
For Sale Freehold £230,000

Attractive, impeccably maintained and ready to move straight into, this superb two double bedroom home occupies a pleasant cul de sac position within the highly sought after area of Outwood. Offering stylish and well proportioned accommodation throughout, the property benefits from a modern kitchen, a bright conservatory extension, ample driveway parking with garage and an enclosed rear garden. The property is offered for sale with no onward chain.

The accommodation briefly comprises an entrance porch, a light and airy living room, a modern fitted kitchen and the added benefit of a conservatory overlooking the rear garden. To the first floor are two generous double bedrooms and a contemporary house bathroom. Externally, the property enjoys a pleasant position with off road parking to both the front and side, together with a private enclosed rear garden that provides an excellent space for relaxing, outdoor dining and entertaining.

Outwood is a particularly popular residential location, offering a wide range of amenities including local shops, well regarded schools and Outwood railway station, which provides direct links to Leeds and surrounding areas. Wakefield city centre is only a short drive or bus journey away, whilst the nearby motorway network makes this an excellent location for commuters.

The property is an ideal purchase for first time buyers, young families and those looking to downsize alike. An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



ACCOMMODATION

ENTRANCE HALL

Entered via a composite glazed front entrance door, the welcoming entrance hall features carpeted stairs leading to the first floor landing, a side facing UPVC double glazed window, double central heating radiator, wood effect flooring and the property's alarm system. A door leads through to the living room.

LIVING ROOM

9'11" x 14'3" (3.03m x 4.35m)

A light and airy reception room with a front facing UPVC double glazed window, double central heating radiator, quality wood effect flooring and inset ceiling spotlights. There is also a useful understairs storage cupboard with fitted shelving and coat hooks. A door leads through to the kitchen.



KITCHEN

13'1" x 9'4" (3.99m x 2.86m)

Beautifully appointed with a range of ivory gloss wall and base units complemented by chunky wood effect laminate work surfaces incorporating a stainless steel sink and drainer with chrome swan neck mixer tap. Integrated appliances include a Bosch electric oven, four ring electric hob with glass splashback and stainless steel extractor hood above, undercounter fridge and separate freezer, together with an integrated washing machine. Further features include inset ceiling spotlights, a useful pull-out larder cupboard, tiled effect flooring and a vertical style central heating radiator. Concealed doors open into the conservatory.



CONSERVATORY

11'3" x 6'10" (3.44m x 2.10m)

A useful addition to the property with UPVC double glazed windows to the side and rear elevations, UPVC double glazed door opening onto the rear garden and a central heating radiator.



FIRST FLOOR LANDING

With a side facing UPVC double glazed window, double central heating radiator and pull-down ladder providing access to the fully boarded loft space. Doors lead to both bedrooms and the house bathroom.

BEDROOM ONE

9'0" x 11'3" (2.76m x 3.43m)

A well proportioned double bedroom with a rear facing UPVC double glazed window, double central heating radiator, quality wood effect flooring, inset ceiling spotlights and fitted wardrobes with sliding doors.



BEDROOM TWO

8'8" x 9'10" (2.65m x 3.01m)

With a front facing UPVC double glazed window, double central heating radiator, inset ceiling spotlights and quality wood effect flooring. The room benefits from fitted wardrobes with sliding doors together with a useful storage cupboard over the bulkhead with fitted shelving.



BATHROOM/W.C.

6'5" x 5'6" (1.97m x 1.70m)

Fitted with a modern three piece suite comprising a panelled bath with electric shower over, vanity wash basin and concealed cistern low flush W.C. Finished with tiled flooring and partially tiled walls, the bathroom also benefits from a chrome heated towel rail, inset ceiling spotlights, ceiling light, extractor fan and a roof light providing natural light.



OUTSIDE

To the front of the property is a neat block paved driveway extending to the front and side, providing off street parking for several vehicles and leading to a detached single garage with up and over door. To the rear is a tidy and enclosed low maintenance garden incorporating a paved patio seating area and lawn with gravelled borders. The garden further benefits from outside lighting, two external power points and an outside tap, whilst being enclosed by a combination of fencing and wall boundaries providing an excellent degree of privacy.



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.

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.