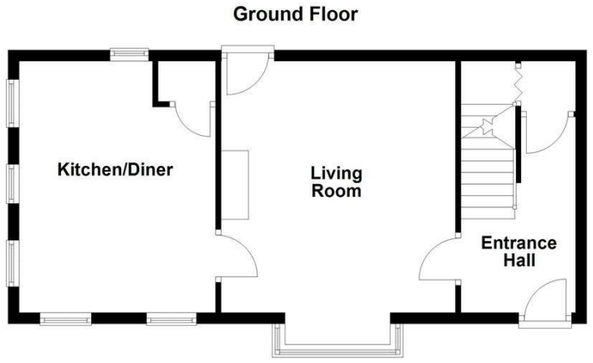
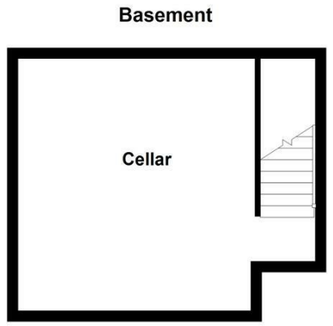
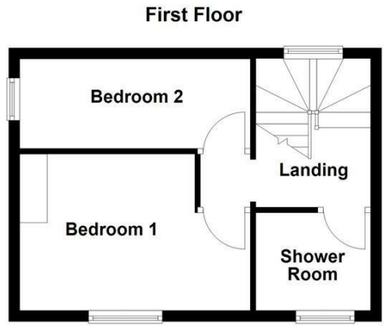




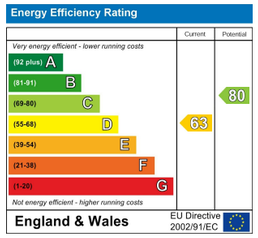


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

16 Newton Lane, Outwood, Wakefield, WF1 3JB

For Sale Freehold £225,000

Situated in Outwood is this extended end terraced home, offering two good sized bedrooms, generous reception space, off road parking for two vehicles and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall with access to the cellar and staircase to the first floor, together with a door leading to the living room. The living room flows through to the kitchen diner, which also provides access to the rear garden. To the first floor, the landing provides loft access and leads to two bedrooms and the house shower room. Externally, the front garden is designed for low maintenance and is mainly laid with artificial lawn, complemented by planted beds with stone borders and a paved pathway leading to the entrance door. Beyond the front garden is a pebbled driveway together with a tandem driveway, providing off road parking for up to two vehicles. The rear garden is also low maintenance and features artificial lawn, pebbled areas and a decked patio with timber canopy, creating an ideal space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

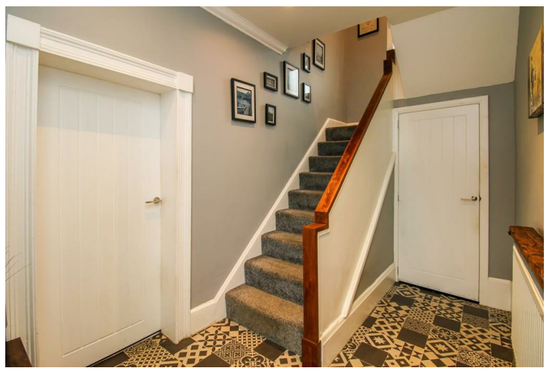
Outwood is a popular location for a wide range of buyers including first time purchasers, small families and professional couples. Local shops and schools are within walking distance, with a broader range of amenities available in Wakefield city centre. Regular bus routes serve the area and Outwood train station provides links to major cities. The M1 and M62 motorway networks are also easily accessible for those commuting further afield.

Only a full internal inspection will reveal all that this well presented home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL

A composite front entrance door with frosted glass panel leads into the entrance hall with staircase leading to the first floor, under stairs storage, further stairs leading down to the cellar and central heating radiator. A door leads through to the living room.



CELLAR

14'11" x 14'5" (4.57m x 4.41m)

The cellar has power and lighting throughout.

LIVING ROOM

18'0" x 14'0" (5.5m x 4.27m)

UPVC double glazed box bay window to the front with built in shutters, composite rear door with frosted glass panel, two column style central heating radiators and multi fuel burning stove set on a stone hearth with exposed brick surround and wooden mantle. Door through to the kitchen diner.

KITCHEN DINER

14'8" x 11'8" (4.48m x 3.58m)

Fitted with a range of modern shaker style wall and base units with laminate work surfaces, composite 1.5 sink and drainer with mixer tap, four ring ceramic hob with partial glass splashback and stainless steel extractor hood above, integrated oven and space for washing machine and American style fridge freezer. Breakfast bar area with additional storage, central heating radiator, inset ceiling spotlights and cupboard housing the Ideal combi boiler.

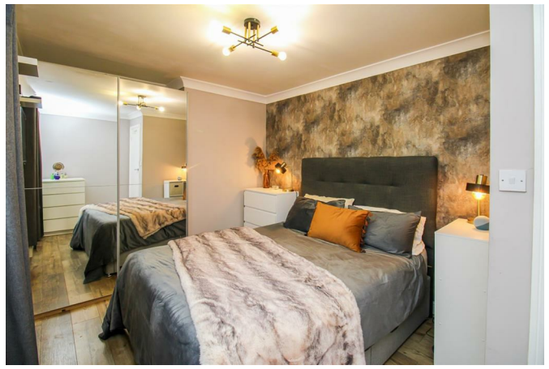
FIRST FLOOR LANDING

Loft access, ceiling spotlights, central heating radiator and frosted UPVC double glazed window to the rear with doors leading to two bedrooms and the house shower room.

BEDROOM ONE

9'3" x 14'4" (2.84m x 4.38m)

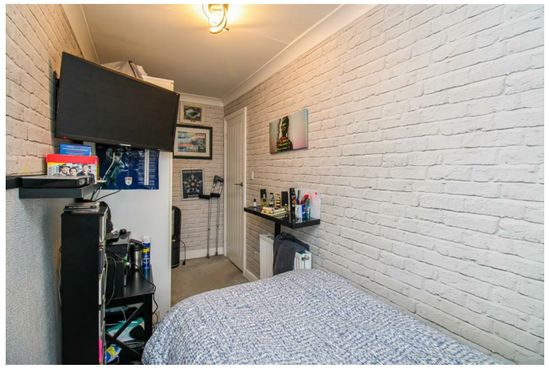
UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO

5'4" x 14'5" (1.65m x 4.4m)

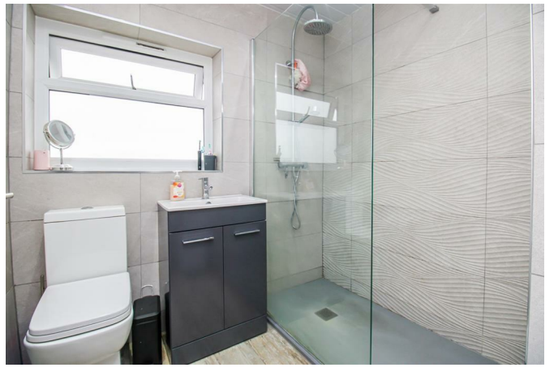
UPVC double glazed window to the side elevation, central heating radiator and coving to the ceiling.



SHOWER ROOM/W.C.

6'10" x 5'10" (2.1m x 1.78m)

Frosted UPVC double glazed window to the front, chrome ladder style heated towel radiator, low flush WC, wash basin set within vanity storage unit and double shower cubicle with mains shower and glass screen. Fully tiled walls and ceiling spotlights.



OUTSIDE

Externally to the front the property enjoys a low maintenance garden mainly laid with artificial lawn and a pebbled pathway leads to the front entrance. There is also off road parking to the front with a tarmac driveway providing parking for two vehicles. To the rear the garden is also designed for low maintenance with artificial lawn, pebbled and planted borders and a timber built outdoor bar or lounge area with decking, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing.

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.