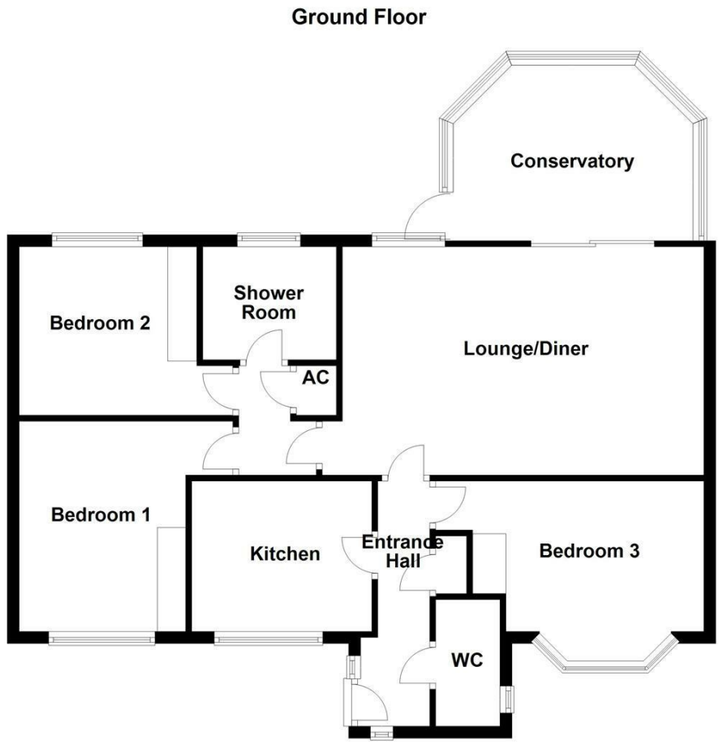
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

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3 Queensbury Avenue, Outwood, WF1 3TS

For Sale Freehold £330,000

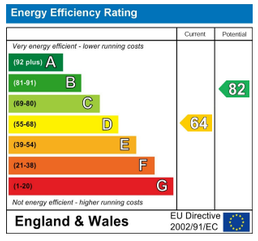
Offered to the market with no onward chain, nestled in a pleasant residential area tucked away down a cul-de-sac location, this charming detached true bungalow offers a delightful blend of comfort and convenience. Boasting three well appointed double bedrooms and new carpets throughout, this property is perfect for a family or those looking to downsize.

The spacious and secure Southerly facing walled rear garden provides a tranquil retreat for outdoor relaxation. This beautiful area can be accessed via a gate from the driveway or from the lounge via the large conservatory, almost 12 square metres directly while the off street parking and garage offer practicality and convenience. Including the front and side gardens the property sits on a corner plot of 0.1 acres.

Internally, the property benefits from a bright and airy living space, a modern kitchen, and a stylish bathroom. With ample natural light filtering through, the ambience is warm and inviting. The well maintained interiors create a welcoming atmosphere, making it easy to envision this property as a home.

The property also benefits from excellent off street parking to the side for numerous cars leading to the garage at the rear with its own internal electrical supply, featuring electric remote controlled door and the capability to install equipment to charge electric vehicles.

Conveniently located close to local amenities, schools, and transport links, this bungalow presents an ideal opportunity for those seeking a peaceful yet well connected lifestyle. Don't miss out on the chance to make this lovely property your own. Contact us today to arrange a viewing.



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 HALL
UPVC double glazed frosted panel window to the side and a UPVC double glazed window overlooking the front aspect. A central heating radiator, coving to the ceiling, and solid wooden doors providing access to the kitchen, lounge diner, bedroom three, the built in cloakroom cupboard and the w.c.

W.C.
3'4" x 6'11" (1.02m x 2.11m)
A low flush toilet, a wash basin with mixer tap set into a laminate work surface with vanity units below, tiled splashback, and a wall mounted shaving socket. A UPVC double glazed frosted window to the side aspect and a central heating radiator.

KITCHEN
9'10" x 8'3" (3.00m x 2.52m)
A range of wall and base units with laminate work surfaces and tiled splashbacks. 1.5 stainless steel sink and drainer with swan neck mixer tap, plumbing for a washing machine, space for a dryer, space for a small fridge/freezer, and a position for a freestanding oven and grill with cooker hood above. UPVC double-glazed window overlooking the front aspect.

BEDROOM THREE
14'6" (max) x 12'7" (max) x 8'3" (4.44m (max) x 3.86m (max) x 2.52m)
A walk in bay window with UPVC double glazing overlooking the front aspect, a central heating radiator and a freestanding double wardrobe.



LOUNGE/DINER
12'7" x 19'8" (3.84m x 6.00m)
Two ceiling roses, coving to the ceiling, two central heating radiators, a UPVC double glazed window overlooking the rear garden and timber double glazed sliding patio doors leading into the conservatory. An electric fire set on a tiled hearth with a wooden mantle and decorative stone surround and access into the inner hallway.



CONSERVATORY
9'7" x 14'5" (2.93m x 4.40m)
UPVC double glazed windows, a UPVC double glazed door leading to the enclosed landscaped rear garden and power points.



INNER HALLWAY
Loft access and four solid wooden doors leading to two double bedrooms, the modern shower room and the airing cupboard (with fixed shelving).

SHOWER ROOM/W.C.
6'3" x 7'5" (1.92m x 2.28m)
A three piece suite, including a low flush w.c., a curved corner shower cubicle with glass door and mixer shower, laminated walling within the shower area and part tiled walls elsewhere. A wash basin with mixer tap set into a laminate countertop with high gloss vanity units below, a vanity mirror and light above, a UPVC double glazed frosted window to the rear aspect and a central heating radiator.



BEDROOM ONE
11'5" (max) x 9'4" (min) x 11'5" (3.48m (max) x 2.86m (min) x 3.49m)
A UPVC double glazed window overlooking the front aspect, a central heating radiator and a fitted double wardrobe with mirrored sliding doors.



BEDROOM TWO
11'4" (max) x 9'8" (min) x 9'5" (3.47m (max) x 2.96m (min) x 2.89m)
A fitted double wardrobe with mirrored sliding doors, a UPVC double glazed window overlooking the rear aspect and a central heating radiator.



OUTSIDE
To the front, there is an attractive lawned garden with a central rockery planting area, an outside light, and a paved pathway leading to the front door. To the side, a tarmac driveway provides ample off road parking for several vehicles and leads to the single tandem garage, which has an electric roller door, power, and lighting. A timber gate gives access to the rear garden. The rear garden includes a paved patio area, planted borders, and an attractive lawned garden with manicured edges, plants, and shrubs throughout. The garden is fully enclosed with walling and fencing, providing excellent privacy.



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.