WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor

4 Langdale Avenue, Outwood, Wakefield, WF1 3TX

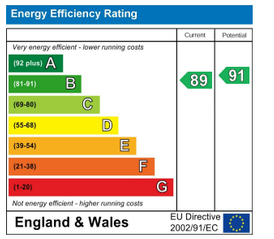
For Sale Freehold £450,000

A deceptively spacious detached family bungalow offering thoughtfully designed three bedroom accommodation, together with ample off road parking, a garage and generous gardens, all occupying a large plot.

Benefitting from gas central heating, UPVC double glazing and photovoltaic solar panels, this comfortable and well maintained home is approached via a welcoming entrance hall which leads through to a spacious living room featuring a bay window and an archway opening into a delightful garden room overlooking the rear garden. The kitchen is accessed from the living room and is fitted with a range of modern units incorporating integrated appliances, whilst enjoying a pleasant outlook to the front. An inner hallway leads to the bedroom accommodation, where the principal bedroom benefits from a separate dressing room and en suite wet room. Two further well proportioned bedrooms are served by a modern family bathroom. Externally, the property occupies a substantial plot with well maintained gardens, ample off street parking, a garage and an excellent degree of privacy, providing a wonderful setting for family life and outdoor enjoyment.

The property is situated within a popular residential area, conveniently placed for a range of local amenities including shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Wakefield city centre, whilst the motorway network is easily accessible for those travelling further afield.

Only a full internal inspection will fully appreciate the space, versatility and setting this impressive bungalow has to offer. An early viewing is highly recommended.



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

RECEPTION HALL
8'6" x 4'3" (2.6m x 1.3m)
Accessed via a composite front entrance door with window to the side, cat flap, central heating radiator and inner door leading through to the living room.

LIVING ROOM
19'8" x 12'5" (6.0m x 3.8m)
A spacious reception room with splay bay window taking full advantage of the views over the garden, two double central heating radiators and a contemporary feature fireplace incorporating an inset pebble effect electric fire with provision for a wall mounted television above. Archway leading through to the kitchen.

KITCHEN
13'1" x 8'6" (4.0m x 2.6m)
Fitted to a high standard with a broad range of white fronted wall and base units complemented by contrasting dark quartz work surfaces and matching upstands. Incorporating an inset stainless steel sink unit, four ring induction hob with extractor hood above, built in oven and microwave, integrated fridge and freezer, space and plumbing for a slimline dishwasher and washing machine. Heated towel rail kickspace heater and two windows to the front elevation.

GARDEN ROOM
13'9" x 8'10" (4.2m x 2.7m)
Windows to two sides, two Velux style roof lights set within the characterful vaulted ceiling, external glazed door to the rear garden and double central heating radiator.

INNER HALLWAY
Built in cupboard housing the Ideal gas fired central heating boiler and insulated hot water cylinder, together with loft access.

DRESSING ROOM
9'10" x 9'2" (3.0m x 2.8m)
A solar tube providing natural light and a connecting door through to bedroom one.

BEDROOM ONE
12'1" x 9'6" (3.7m x 2.9m)
Window and external door to the rear garden, double central heating radiator, fitted wardrobe and access point to the secondary loft space.

EN SUITE/W.C.
8'2" x 6'6" (2.5m x 2.0m)
Appointed in a wet room style with walk in shower, wall mounted wash basin and low flush WC with concealed cistern. Frosted window to the rear elevation, chrome heated towel rail, extractor fan and connecting door through to the main bathroom.

BEDROOM TWO
11'5" x 9'6" (3.5m x 2.9m)
Window to the front elevation and central heating radiator.

BEDROOM THREE
9'10" x 8'6" (3.0m x 2.6m)
Window to the front elevation and central heating radiator.

BATHROOM/W.C.
12'5" x 8'2" (3.8m x 2.5m)
Fitted with a quality four piece suite comprising corner bath with whirlpool function, separate shower cubicle with glazed screens, vanity wash basin with cupboard beneath and low flush WC. Chrome heated towel rail, tiled walls and floor, and extractor fan.

OUTSIDE
The property is approached via a Y-shaped driveway, with one fork leading directly to the front of the bungalow and the other providing access to the garage. Immediately to the front is a substantial lawned garden which extends around the side of the property, where a delightful sheltered patio creates an ideal suntrap seating area. Beyond the patio is a larger garden laid predominantly to lawn with established shrub borders and a charming summer house positioned at the far end. Overall, the property occupies a generously proportioned plot and enjoys an excellent degree of privacy throughout.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.