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

19 Holly Court, Outwood, Wakefield, WF1 3TW

For Sale Leasehold £160,000

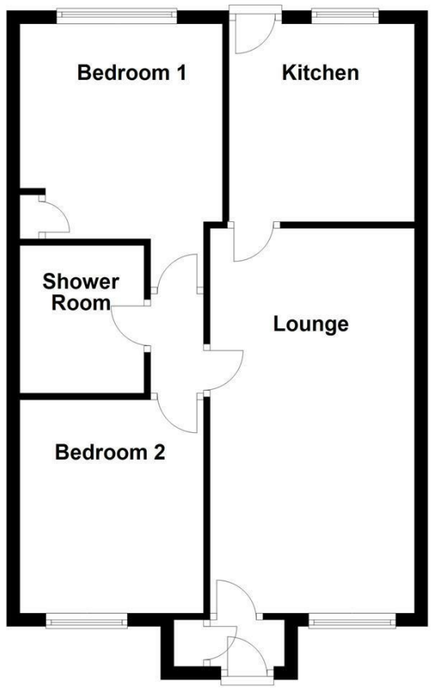
Specifically for the over 55s and offered to the market with no chain is this spacious two bedroom bungalow benefitting from parking space, UPVC double glazing and electric storage heating.

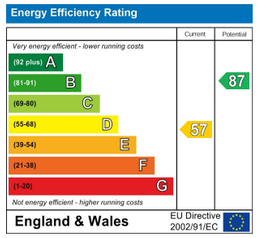
The property briefly comprises of living room, kitchen, two bedrooms and shower room/w.c. Outside the property has it's own parking space to the front and low maintenance lawn to the rear.

Situated in Outwood the property is ideally located for all local shops and amenities. Main bus routes run to and from Wakefield and Leeds. The motorway network is only a short drive away, perfect for those looking to commute further afield.

Ready to move into, this property would make a fantastic home and an early viewing is highly recommended to avoid disappointment.

Ground Floor





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 PORCH
Door to the living room.

LIVING ROOM
19'1" x 10'1" (5.82m x 3.08m)
UPVC double glazed window to the front elevation, electric radiator, closed fireplace with wood surround and doors to the kitchen and inner hallway.

INNER HALLWAY
Access to two bedrooms and the shower room.

KITCHEN
9'6" x 8'11" (2.92m x 2.72m)
Fitted kitchen with an array of wall and base units, integrated electric hob with integrated oven, stainless steel sink and drainer unit with mixer tap, space for a fridge/freeze and space for a washing machine. UPVC double glazed window and door to the rear elevation.

BEDROOM ONE
11'0" x 9'10" (3.37m x 3.01m)
UPVC double glazed window to the rear elevation, electric radiator and built in storage cupboard.

BEDROOM TWO
10'2" x 9'0" (3.1m x 2.75m)
UPVC double glazed window to the front elevation and electric radiator.

SHOWER ROOM/W.C.
7'0" x 6'0" (2.15m x 1.85m)
Three piece suite comprising walk in double shower cubicle with wall mounted electric shower, vanity wash hand basin with mixer tap and low flush w.c. Fully tiled walls.

OUTSIDE
The property has an allocated parking space. To the rear is a low maintenance lawn and communal gardens surrounding.

LEASEHOLD
The service charge is £1,627.20 (pa) and £135.60 per calendar month ground rent. The remaining term of the lease is 154 years (2026). A copy of the lease is held on our file at the Wakefield office.

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.