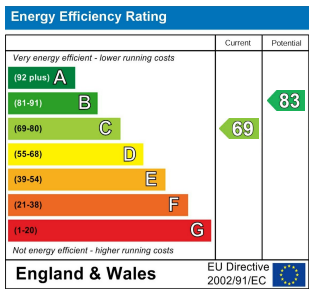


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



30 Meadow Croft, Outwood, Wakefield, WF1 3TF

For Sale Freehold £260,000

Situated in Outwood and occupying a fantastic corner plot is this three bedroom detached bungalow benefitting from driveway parking, garage and gardens to the front, side and rear.

The property briefly comprises of the entrance hall, downstairs w.c., living room, kitchen, three bedrooms and shower room/w.c. Externally there are gardens to the front, side and rear with access to a rear garage and parking.

The property is ideally located for all local shops and amenities. Main bus routes run to and from Wakefield and Leeds, as well as Outwood train station being a short distance away, perfect for those looking to commute further afield.

This property would make a superb home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted window to the front, two central heating radiator, access to the downstairs w.c., built in storage cupboard, bedroom, kitchen and living room.

W.C.

6'10" x 3'0" [2.1m x 0.93m]

Two piece suite comprising vanity wash hand basin unit with mixer tap and low flush w.c. Central heating radiator, fully tiled walls, spotlights to the ceiling and UPVC double glazed frosted window to the side elevation.

LIVING ROOM

19'7" x 12'5" [5.99m x 3.81m]

UPVC double glazed sliding doors and UPVC double glazed window to the rear elevation, two central heating radiators and feature gas fireplace with marble hearth and surround. Door to the inner hallway.



INNER HALLWAY

Access to two bedrooms and shower room.

KITCHEN

8'2" x 9'9" [2.51m x 2.99m]

UPVC double glazed window to the front elevation. Fitted kitchen with an array of wall and base units for storage with laminate work tops, 1 1/2 sink and drainer unit with mixer tap, integrated oven with gas hob and partial tiled splash back, space for a washing machine, fridge and freezer.

BEDROOM ONE

14'5" [max] x 8'3" [4.4m [max] x 2.52m]

UPVC double glazed bay window to the front elevation and central heating radiator.



BEDROOM TWO

11'4" x 9'4" [3.46m x 2.85m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes with sliding mirror doors.



BEDROOM THREE

9'8" x 9'3" [2.95m x 2.84m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes with sliding mirror mirror door.

BATHROOM/W.C.

7'3" x 6'2" [2.22m x 1.88m]

Three piece suite comprising corner shower cubicle with wall mounted shower and hand held attachment, low flush w.c. and vanity wash hand basin unit with mixer tap. Fully tiled walls, chrome style ladder radiator, spotlights to the ceiling and UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front and side of the property there is a low maintenance lawns. To the rear there is a flagged patio seating area with low maintenance lawn surrounded by brick wall and fencing. There is a garage to the rear.



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.