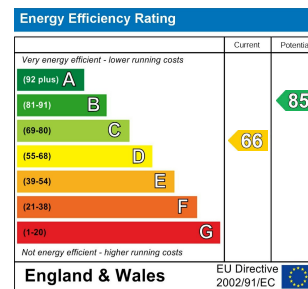
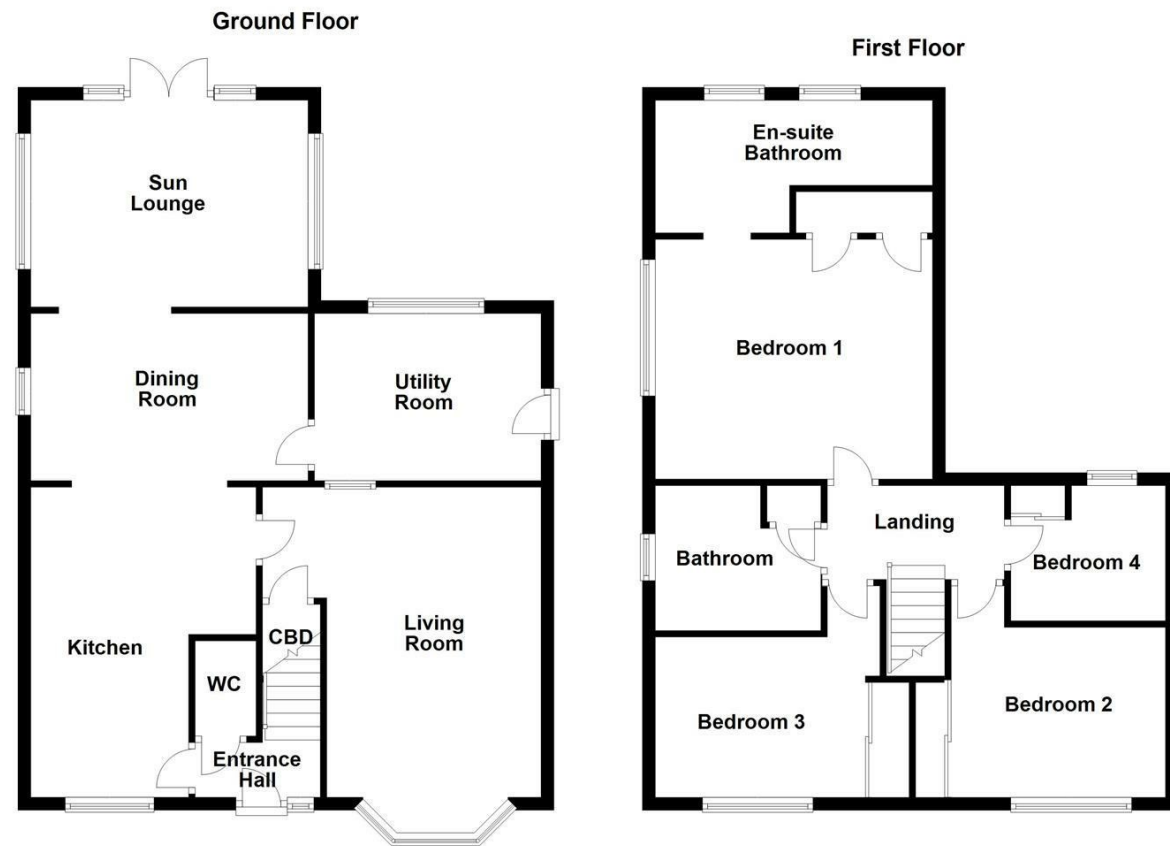




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**IMPORTANT NOTE TO PURCHASERS**

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.

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 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\*

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 Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage

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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.



**25 Queensbury Avenue, Outwood, Wakefield, WF1 3TS**

**For Sale Freehold Asking Price £455,000**

Enjoying a tucked away cul de sac position is this attractive, well-appointed and considerably enhanced and extended four bedroom detached family home, benefitting from spacious living accommodation, the main bedroom with four piece en suite bathroom/w.c., three reception rooms and ample off road parking.

The accommodation fully comprises entrance hall, downstairs w.c., modern kitchen, dining room, sun lounge, living room, utility room and to the first floor there are four bedrooms, the main bedroom enjoying en suite facilities in addition to the house bathroom/w.c. The house is protected by an integrated alarm system. Outside there is ample off road parking and a detached garage, whilst to the rear there is an attractive lawned garden with patio areas.

The property is within walking distance to the local amenities and schools located within the sought after area of Outwood, local bus routes travel to and from Wakefield city centre and Leeds. The M1 and M62 motorway links are a short drive away ideal for those looking to travel further afield on a daily basis.

Simply a fantastic home perfect for the growing family and deserves and early viewing to fully appreciate and avoid disappointment.



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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed front entrance door with two UPVC double glazed frosted windows at the side, coving to the ceiling, staircase with handrail to the first floor landing, doors leading to the living room, kitchen and downstairs w.c. Laminate tiled floor.

##### DOWNSTAIRS W.C.

49' x 21' [1.46m x 0.90m]  
Low flush w.c., wall hung wash basin with chrome mixer tap and tiled splashback, central heating radiator, coving to the ceiling, extractor fan, laminate tiled floor.

##### KITCHEN

159' x 80' min x 114' max [4.82m x 2.46m min x 3.47m max]  
A range of high gloss wall and base units with laminate work surface over and tiled splashback above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a dishwasher, UPVC double glazed window to the front, ornate coving to the ceiling, inset spotlights to the ceiling, laminate tiled floor, central heating radiator, dado rail, illuminated display niches. Four ring gas hob with cooker hood, integrated electric double oven and grill, integrated fridge with integrated freezer below, door to the living room, archway into the dining room.



##### DINING ROOM

85' x 141' [2.58m x 4.30m]  
Solid wood floor, dado rail, ornate coving and rose to the ceiling, inset spotlights to the ceiling, door into the utility room, single glazed circular frosted window to the side, archway into the sun lounge.

##### SUN LOUNGE

105' x 145' [3.20m x 4.41m]  
Spacious and open room with UPVC double glazed windows to three sides and UPVC double glazed French doors leading to the private rear garden, solid wood floor, ceiling fan, ornate coving to the ceiling, inset spotlights to the ceiling, two central heating radiators.



##### UTILITY ROOM

101' x 85' [3.33m x 2.58m]  
A larger than usual room with a range of wall and base units with solid wooden work surface over, Belfast sink with chrome mixer tap, plumbing and drainage for a washing machine, space for a further appliance under the counter, space for fridge freezer, UPVC door leading out to the side, strip lighting, coving to the ceiling and a central heating radiator. Laminate tiled floor. Single glazed window into the living room and a UPVC double glazed window to the rear.



##### LIVING ROOM

1510' x 147' max x 1011' [4.83m x 4.45m max x 3.33m]  
Walk in UPVC double glazed bay window to the front, ceiling rose, ornate coving to the ceiling, dado rail and two central heating radiators. Living flame effect gas fire on a marble hearth with matching interior and a decorative surround. Door to under stairs store cupboard.

##### FIRST FLOOR LANDING

Ceiling rose, coving to the ceiling, doors leading to the bedrooms and bathroom/w.c. Central heating radiator.

##### BEDROOM ONE

122' x 144' [3.73m x 4.38m]  
UPVC double glazed window to the side elevation, central heating radiator, inset spotlights to the ceiling, coving to the ceiling, archway into the en suite bathroom/w.c. and doors leading to the twin built in wardrobes.



##### EN SUITE BATHROOM/W.C.

148' x 75' max x 55' min [4.49m x 2.28m max x 1.67m min]  
Four piece suite comprising larger than average shower cubicle with electric shower, chrome rain shower head and attachment. A low flush w.c., pedestal wash basin with chrome mixer tap, curved corner bath with Jacuzzi style jets, mixer tap and shower attachment. Central heating radiator, two UPVC double glazed frosted windows to the rear, tiled walls, coving to the ceiling, loft access, inset spotlights to the ceiling, extractor fan to the ceiling.



##### BEDROOM TWO

111' x 109' max x 88' min [3.39m x 3.28m max x 2.65m min]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted double wardrobe with sliding mirrored doors.

##### BEDROOM THREE

117' x 109' max x 81' min [3.55m x 3.30m max x 2.48m min]  
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator, loft access and fitted double wardrobe with mirrored sliding doors.

##### BEDROOM FOUR

81' x 610' [2.47m x 2.09m]  
UPVC double glazed window to the rear, central heating radiator and fitted wardrobe with mirrored doors.

##### HOUSE BATHROOM/W.C.

85' x 73' max x 50' min [2.58m x 2.22m max x 1.53m min]  
P-shaped panelled bath with curved shower screen and mixer shower over with chrome shower head and shower attachment. Low flush w.c. with concealed cistern, wash basin with chrome mixer tap and laminate work surface with high gloss vanity cupboards and chrome handles, and concealed shaver point. Tiled walls, inset spotlights to the ceiling, UPVC double glazed frosted window to the side, wall mounted white ladder style radiator. Door to airing cupboard with shelving.



##### OUTSIDE

To the front of the property there is a tarmac parking space also providing access to the single detached garage with manual up and over door, power and light. Outside sensor lighting, low maintenance block paved driveway providing further parking and planted borders. Paved pathways and cast iron gates at both sides of the property leads to the private rear garden, Timber canopy and outside light over front door. Timber shed, paved pathway, planted borders of mature bushes and plants. Attractive lawned rear garden with a paved patio area, timber decked seating area, planted borders and timber panelled fences and natural hedges. Outside power socket, outside lights, outside sensor lights, and water points front and back.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

##### 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.