



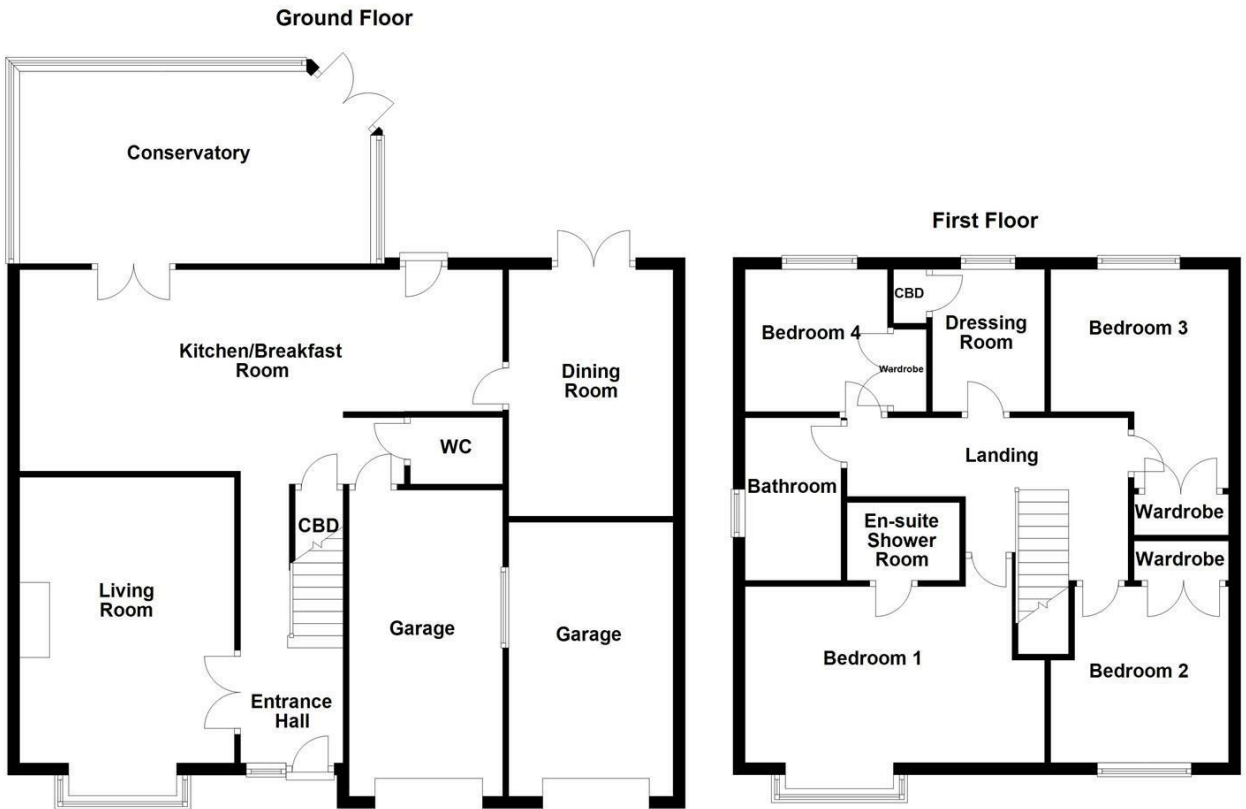
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



7 Hazelwood Road, Outwood, Wakefield, WF1 3TN

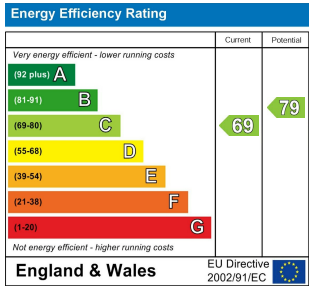
For Sale Freehold £450,000

Nestled in a cul-de-sac location is this generously proportioned four bedroom detached family home extended to the side and benefitting from spacious reception rooms, ample off road parking and a larger than average enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/breakfast room, one garage, downstairs w.c., dining room and conservatory. The first floor landing leads to four bedrooms (with bedroom one boasting en suite shower room/w.c.), dressing room and the house bathroom/w.c. Outside to the front the garden is laid to lawn with a tarmac driveway providing off road parking with a partially gravelled area furthering the off road parking leading to the two single integral garages. To the rear there is a tiered garden incorporating a lawn with planted features, paved and raised decked patio areas, perfect for outdoor dining and entertaining, with space for a garden shed and canopy which currently houses space for a hot tub, fully enclosed by walls and timber fencing.

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.

Simply a fantastic home, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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

ENTRANCE HALL

UPVC double glazed frosted window to the front, central heating radiator, stairs to the first floor landing, an opening to the kitchen/breakfast room, double doors to the living room and coving to the ceiling.

LIVING ROOM

15'5" x 12'3" [4.72m x 3.75m]
UPVC double glazed box window to the front, two central heating radiators, coving to the ceiling and glass fronted log look fireplace built into the chimney breast with exposed brick.



KITCHEN/BREAKFAST ROOM

26'4" x 11'8" [max] x 3'7" [min] [8.05m x 3.57m [max] x 1.11m [min]]
Range of modern wall and base units with granite work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a Range style cooker with stainless steel extractor hood above, integrated electric oven, space and plumbing for an American style fridge/freezer, integrated dishwasher, integrated microwave, coffee machine and warming tray. Large pull out pantry drawers, spotlights to the ceiling, partial coving to the ceiling, two central heating radiators, a set of UPVC double glazed French doors to the conservatory, UPVC double glazed frosted door to the rear, doors to the dining room, downstairs w.c., understairs storage cupboard and garage.



W.C.

5'0" x 3'8" [1.53m x 1.12m]
Spotlights to the ceiling, low flush w.c., pedestal wash basin with mixer tap and partially tiled. Coving to the ceiling and ladder style radiator.

GARAGE ONE

16'8" x 8'4" [5.1m x 2.56m]
Accessible from the kitchen/breakfast room, power and light. Electric up and over door, washing machine and tumble dryer are stored in here.

DINING ROOM

8'11" x 13'5" [2.74m x 4.1m]
Coving to the ceiling, central heating radiator and a set of UPVC double glazed French doors to the rear garden.

CONSERVATORY

19'10" x 11'1" [6.05m x 3.38m]
Surrounded by UPVC double glazed windows, a set of UPVC double glazed French doors to the rear garden and central heating radiator.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, spotlights to the ceiling, central heating radiator and doors to four bedrooms, dressing room, house bathroom and storage cupboard.

BEDROOM ONE

17'2" x 11'5" [max] x 9'10" [min] [5.25m x 3.49m [max] x 3.0m [min]]
Coving to the ceiling, spotlights to the ceiling, two UPVC double glazed windows to the front and access to the en suite shower room.



GARAGE TWO

The combi boiler is housed in here.

EN SUITE SHOWER ROOM/W.C.

4'3" x 4'6" [1.3m x 1.38m]
Spotlights to the ceiling, extractor fan, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, chrome ladder style radiator, shower cubicle with overhead shower and shower head attachment

BEDROOM TWO

11'5" x 9'8" [max] x 8'6" [min] [3.49m x 2.96m [max] x 2.61m [min]]
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, access to wardrobe with double doors and coving to the ceiling.



BEDROOM THREE

10'7" x 9'7" [max] x 5'2" [min] [3.25m x 2.93m [max] x 1.58m [min]]
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and access to wardrobe with double doors.

DRESSING ROOM

6'1" x 7'8" [1.87m x 2.35m]
Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.

BATHROOM/W.C.

5'8" x 7'2" [1.75m x 2.19m]
UPVC double glazed window to the side, spotlights to the ceiling, chrome ladder style radiator, concealed low flush w.c., wash basin built into storage unit with mixer tap and bath with mixer tap and shower head attachment.



BEDROOM FOUR

9'4" x 8'9" [2.87m x 2.67m]
Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear and access to wardrobe with double doors.

OUTSIDE

To the front of the property the garden is laid to lawn with paved pathway to the front door and tarmac driveway providing off road parking for several vehicles with a gravel area providing further off road parking leading to two integral garages with electric up and over doors. To the rear there is a good sized tiered garden, mainly laid to lawn with planted features incorporated paved and raised decked patio areas, perfect for outdoor dining and entertaining, with space for a garden shed and canopy which currently houses space for a hot tub, fully enclosed by walls and timber fencing.



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.