



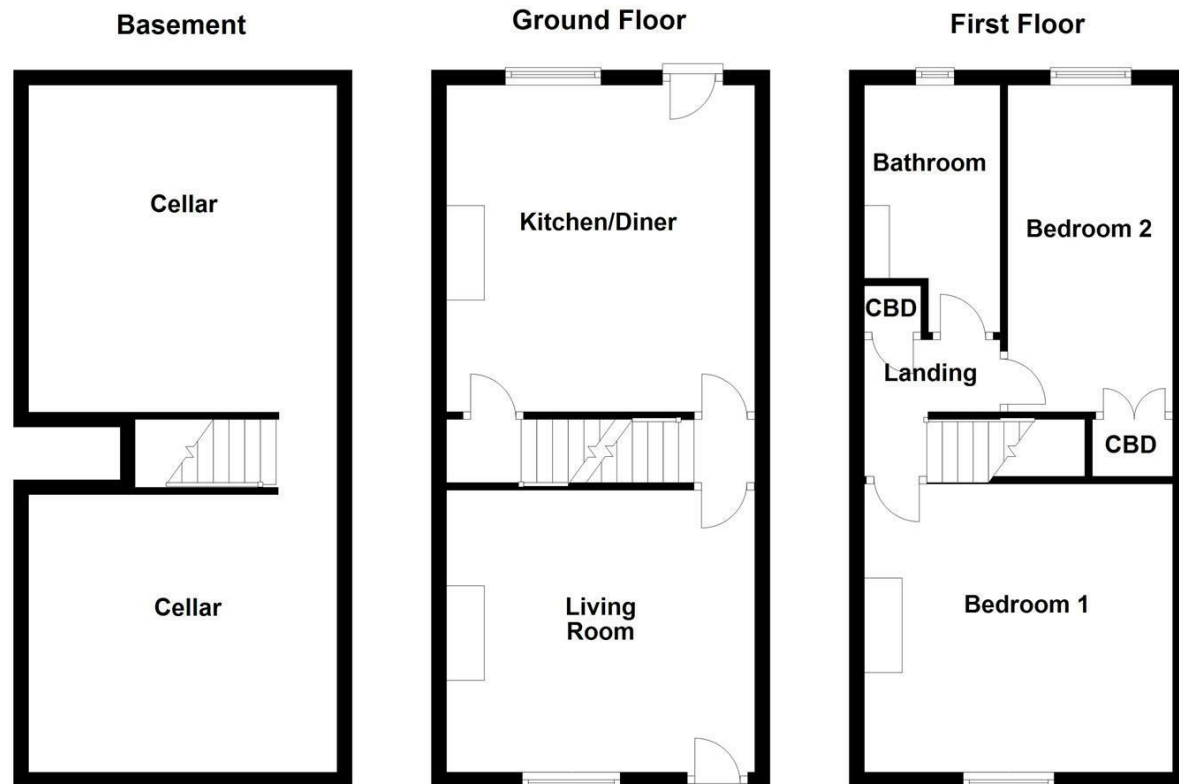
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## 104 Ledger Lane, Outwood, Wakefield, WF1 2NS

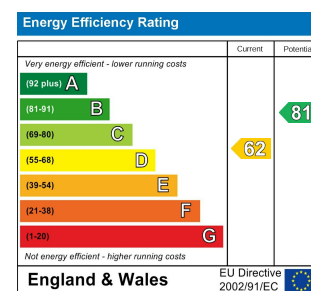
For Sale Freehold £170,000

Situated in a pleasant location opposite Outwood Park is this superbly presented two bedroom mid terrace property benefitting from modern fitted kitchen and bathroom and front and rear gardens.

The property briefly comprises of the living room and hallway leading to the kitchen/diner with access down to the cellar. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front is a small Indian stone paved garden. To the rear is a spacious garden incorporating lawned area with concrete and paved patio areas, perfect for al fresco dining, fully enclosed by hedging and timber fencing with a right of access between the neighbouring properties.

Occupying a pleasant position along Ledger Lane, the property is well placed to all local amenities including shops and schools. As well as providing easy access to junction 41 of the M1 motorway for those looking to travel further afield. It is also perfectly located for Outwood train station, for those looking to commute to Leeds.

Ideal for the first time buyer, couple or small family this superbly presented home deserves a full internal inspection to reveal the accommodation on offer at this quality home and an early viewing is highly recommended.



### 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.

### 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



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**ACCOMMODATION**

**LIVING ROOM**

12'2" x 13'4" [3.73m x 4.08m]

Composite front door leading into the living room. UPVC double glazed window to the front, door to a hallway, central heating radiator, coving to the ceiling, dado rail and decorative panelling to one wall. Gas fireplace with marble hearth, surround and wooden mantle.



**HALLWAY**

Stairs to the first floor landing and door to the kitchen/diner.

**KITCHEN/DINER**

14'2" x 13'3" [4.32m x 4.06m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob with partial stainless steel splash back and extractor hood above. Integrated oven, space for a fridge/freezer, space and plumbing for a washing machine under counter fridge and freezer. Spotlights to the ceiling, coving to the ceiling, gas fireplace with marble hearth, surround and wooden mantle. UPVC double glazed window and door to the rear garden. Access to the cellar with light.



**FIRST FLOOR LANDING**

Access to storage cupboard and doors to two bedrooms and the house bathroom.

**BEDROOM ONE**

13'4" x 12'2" [4.07m x 3.73m]

Central heating radiator, decorative panelling to one wall, picture rail, coving to the ceiling and UPVC double glazed window to the front.



**BEDROOM TWO**

7'2" x 14'2" [2.2m x 4.34m]

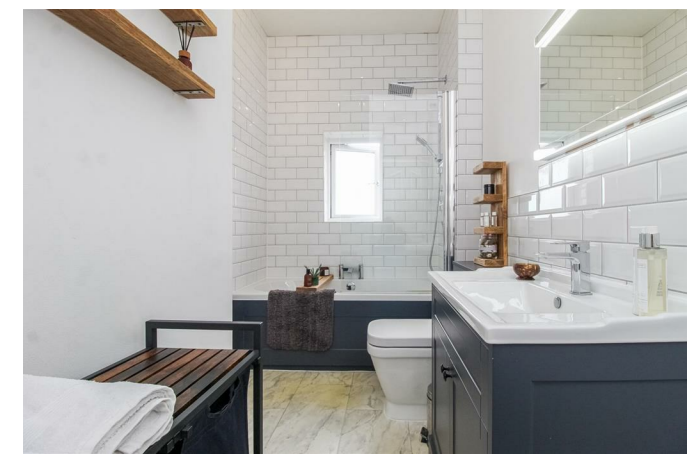
Coving to the ceiling, picture rail, access to upstairs storage cupboard, central heating radiator and UPVC double glazed window to the rear.



**BATHROOM/W.C.**

11'0" x 5'9" [max] x 3'1" [min] [3.37m x 1.76m [max] x 0.94m [min]]

UPVC double glazed window to the rear, chrome ladder style radiator, concealed low flush w.c., ceramic wash basin built into a storage unit and mixer tap. Partially tiled, panelled bath with overhead rain shower, LED mirror and loft access to the boarded loft for storage with light.



**OUTSIDE**

To the front of the property there is a small Indian stone paved garden surrounding by iron fencing with an iron gate. To the rear the garden incorporates a lawned area, raised planted beds and concrete and paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing with a right of access between the neighbouring properties.



**COUNCIL TAX BAND**

The council tax band for this property is A.

**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.