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





14 Moxon Grove, Wakefield, WF1 2JF

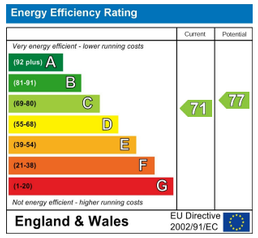
For Sale Freehold £275,000

Nestled within a sought after cul de sac in the popular area of Outwood is this deceptively spacious three bedroom semi detached family home. Occupying a generous corner plot, the property offers well proportioned accommodation throughout, ample off road parking and an attractive enclosed rear garden, making it an ideal choice for a range of buyers.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and doors leading to the living room, downstairs WC and separate dining room. The dining room benefits from useful understairs storage and provides access to both the kitchen and rear garden. The kitchen also enjoys direct access outside together with a further storage cupboard. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms and the house shower room. Externally, a block paved style concrete driveway to the front provides off road parking for three vehicles. Gated access leads to the generous corner plot rear garden, which is predominantly laid to lawn and complemented by established planting. There is space for timber garden sheds together with stone paved and raised patio areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, creating a secure space for both children and pets.

Outwood is a highly convenient and popular residential location, with a range of shops, schools and well regarded public houses within easy reach, whilst Wakefield city centre offers a wider selection of amenities. Regular bus services operate nearby and Outwood railway station provides excellent transport links, with further mainline services from Wakefield to Leeds, Manchester and London. Both the M1 and M62 motorway networks are also only a short drive away, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate the generous plot and accommodation this attractive family home has to offer.



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
Composite side entrance door leading into the entrance hall. Spotlights to the ceiling, coving to the ceiling, decorative wall panelling, staircase providing access to the first floor landing and doors leading to the downstairs W.C., dining room and living room.

W.C.
2'7" x 3'4" (0.80m x 1.04m)
Frosted UPVC double glazed window to the side, central heating radiator, coving to the ceiling, low flush W.C. and wall mounted wash basin with mixer tap.

LIVING ROOM
11'2" x 14'7" (3.42m x 4.46m)
UPVC double glazed window, coving to the ceiling, ceiling rose, picture rail, central heating radiator and decorative fireplace with slate hearth and wooden mantle.



DINING ROOM
12'1" x 11'5" (3.70m x 3.50m)
UPVC double glazed French doors leading out to the rear garden, coving to the ceiling, central heating radiator and useful understairs storage. Fitted alcove storage units with decorative timber panelling behind.



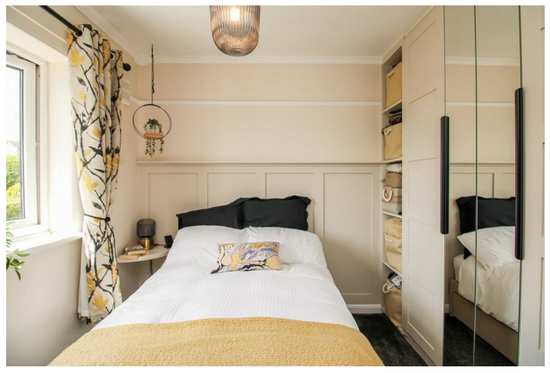
KITCHEN
7'10" x 6'10" (2.40m x 2.10m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap. Four ring ceramic hob with partial glass splashback and extractor hood above, integrated oven and integrated under counter fridge. UPVC double glazed window overlooking the rear elevation, composite rear entrance door with double glazed panel, central heating radiator and access to a useful storage cupboard.

FIRST FLOOR LANDING
Loft access with pull-down ladder, spotlights to the ceiling, coving to the ceiling, picture rail, decorative wall panelling and column style central heating radiator. Doors provide access to three bedrooms and the shower room.

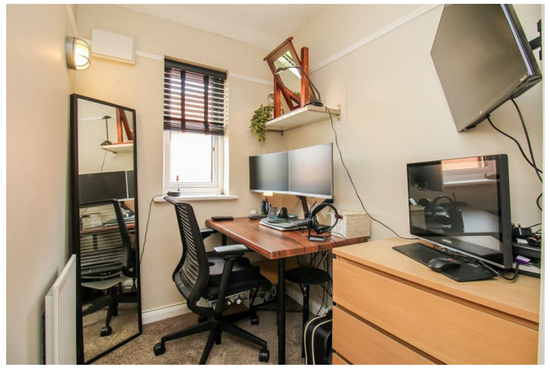
BEDROOM ONE
9'4" x 14'7" (2.86m x 4.47m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, picture rail, ceiling rose and central heating radiator. Fitted storage cupboard within the chimney breast and fitted wardrobes with sliding doors.



BEDROOM TWO
9'3" x 9'8" (2.83m x 2.95m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, picture rail, decorative wall panelling and central heating radiator. Range of fitted wardrobes and storage units with partially mirrored doors.



BEDROOM THREE
6'10" x 5'4" (2.10m x 1.65m)
UPVC double glazed window to the side elevation, picture rail and central heating radiator.



SHOWER ROOM/W.C.
9'4" x 5'2" (2.85m x 1.60m)
Fitted with a low flush W.C., pedestal wash basin and shower enclosure with mains fed overhead shower, separate shower attachment and glass shower screen. Partial tiling throughout. Frosted UPVC double glazed window overlooking the rear elevation, spotlights and coving to the ceiling, anthracite ladder style central heating radiator, LED mirror and extractor fan.



OUTSIDE
To the front of the property is a patterned concrete driveway together with a slate chipped area, providing off road parking for three vehicles. A side gate provides access to the rear garden. The rear garden occupies a good sized corner plot and is predominantly laid to lawn with established planting throughout. There is space for two to three garden sheds, together with both decked and stone paved patio areas, ideal for outdoor dining and entertaining.



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.