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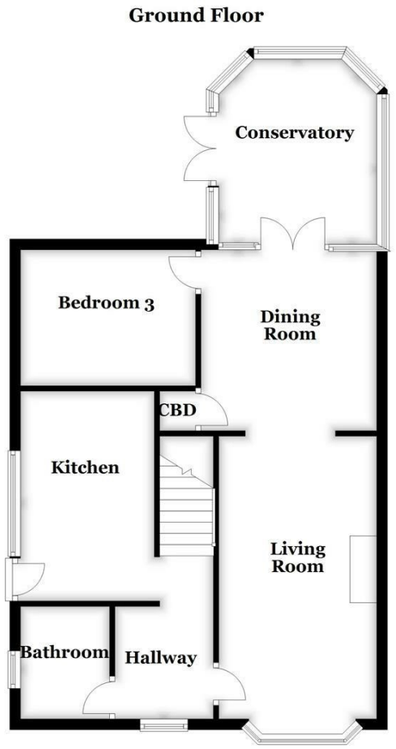

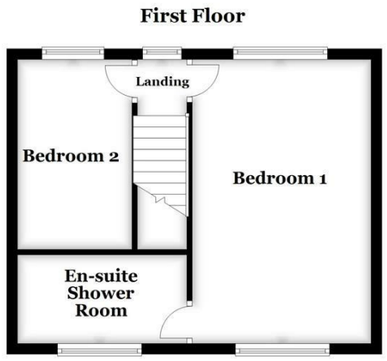

20 Oakland Drive, Netherton, Wakefield, WF4 4LZ

For Sale Freehold £250,000

Situated in the popular village of Netherton is this well presented three bedroomed semi-detached dormer bungalow benefitting from a modern and clean looking interior and an outside bar with power and light to the rear perfect for entertaining.

The property fully comprises of a modern fitted kitchen with opening leading to a hallway; this provides access to the first floor landing via the stairs and two doors leading to the family bathroom and living room. Through the living room an opening provides access to the dining area, both rooms sticking with the well finished modern décor. The dining room houses two timber doors leading to under stairs storage and bedroom three and a further set of French doors leading to the conservatory. To the first floor landing, there are two doors leading to bedroom one and bedroom two. Through into bedroom one there is a further door which leads to the en suite shower room. To the front there is a shared block paved driveway with lawned gardens and to the low maintenance rear garden there is a decked patio area, perfect for outside dining and entertaining along with an artificial lawn. There is also a bar with power and light.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre and the M1 motorway only a short distance away, perfect for those looking to travel further afield. This property would suit professionals, couples and growing families alike.

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.

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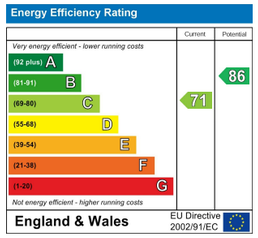
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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

KITCHEN
8'2" x 12'11" (2.5m x 3.94m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and stainless steel extractor hood with tiled splash back. Space and plumbing for a fridge, UPVC double glazed window overlooking the side aspect, central heating radiator. Opening into the hallway.

HALLWAY
UPVC double glazed window overlooking the front elevation. Two timber doors leading to the family bathroom/w.c., living room and stairs providing access to the first floor landing.

BATHROOM/W.C.
5'5" x 6'11" (1.66m x 2.13m)
UPVC double glazed frosted window overlooking the side elevation, chrome ladder radiator, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap and shower attachment. LED ceiling spotlights and fully tiled on the walls and floor.

LIVING ROOM
10'8" x 17'5" (3.26m x 5.32m)
UPVC double glazed window overlooking the front elevation, central heating radiator and opening leading into the dining room.

DINING ROOM
11'4" x 10'8" (3.47m x 3.26m)
Central heating radiator, set of UPVC double glazed French doors and windows leading into the conservatory. Timber doors leading into bedroom three and to the under stairs cupboard. Opening into the living room.

BEDROOM THREE
8'3" x 10'7" (2.53m x 3.25m)
Central heating radiator and UPVC double glazed window overlooking the rear elevation.

CONSERVATORY
9'8" x 11'4" (2.96m x 3.47m)
Fully UPVC double glazed with partial frosted windows and solid roof with sky lights to the ceiling. UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the rear elevation and doors providing access to bedroom one and two.

BEDROOM ONE
17'4" x 10'10" (5.3m x 3.32m)
Two UPVC double glazed windows to the front and rear elevation, two central heating radiators, large fitted wardrobes with sliding doors and further timber framed door leading to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
10'5" x 5'5" (3.19m x 1.67m)
Low flush w.c., pedestal wash basin with mixer tap, shower cubicle with glass shower screen and shower attachment. Central heating radiator, fully tiled walls and UPVC double glazed frosted window overlooking the front elevation.

BEDROOM TWO
11'5" x 7'6" (3.5m x 2.29m)
Central heating radiator and UPVC double glazed window overlooking the rear elevation.

BAR
19'1" x 7'3" (5.84m x 2.22m)
LED ceiling spotlights, tiled floor with power and light. Could also be used as a summerhouse or work space.

OUTSIDE
The front of the garden is predominantly laid to lawn with walled borders and shared block paved driveway. To the rear there is a decking area leading down to an artificial lawn with pebbled section at the rear enclosed by timber panelled surround fences. Steps lead up to an outside bar.

COUNCIL TAX BAND
The council tax band for this property is C.

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 Ossett 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.