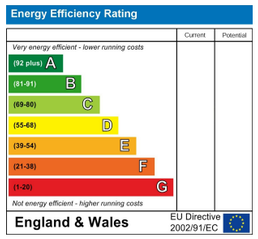
Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



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.

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1 Highfield Crescent, Overton, Wakefield, WF4 4QZ

For Sale Freehold £247,500

This well proportioned two-bedroom semi detached bungalow is set within the popular village of Overton, occupying a generous corner plot and enjoying far-reaching countryside views.

The accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen, two double bedrooms, and a modern shower room. Externally, the property benefits from an enviable corner plot with gardens wrapping around three sides. To the front, a block paved driveway provides access to a detached single garage, with lawned gardens and greenhouses to the side. The rear garden is predominantly laid to lawn, fully enclosed, and offers picturesque views of the surrounding fields.

While the property has been well maintained, it offers potential for cosmetic updating. Offered with no onward chain, this bungalow represents an ideal opportunity and is sure to appeal to a wide range of buyers. An early internal viewing is strongly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite glazed entrance door leads into the entrance hallway, with doors off to the kitchen, lounge, two bedrooms, and the house bathroom. A useful inbuilt storage cupboard housing the combination central heating boiler. Carpeted flooring, a double central heating radiator, and a pull-down ladder providing access to the partially boarded loft.

KITCHEN
8'7" x 8'9" (2.62m x 2.69m)
Range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with swan neck mixer tap. Appliances include an inbuilt Bosch electric double oven and a Bosch induction hob with stainless steel splashback and extractor hood above. An integrated under counter fridge freezer along with space and plumbing for an automatic washing machine. Tiled flooring and tiled splashbacks. Rear facing UPVC double glazed window with far-reaching countryside views.

LOUNGE
10'11" x 15'9" (3.35m x 4.82m)
Rear facing UPVC double glazed window with open field views, a double central heating radiator, television point, coving to the ceiling, and a feature fireplace with inset gas fire. Wall lighting and carpeted flooring.

BEDROOM ONE
12'9" x 10'10" (3.91m x 3.32m)
Front facing UPVC double glazed window, double central heating radiator, coving to the ceiling, carpeted flooring, and a range of fitted wardrobes.

BEDROOM TWO
9'2" x 12'2" (2.80m x 3.71m)
Currently used as a dining room but offering flexible use, this room features a front facing UPVC double glazed window, double central heating radiator, coving to the ceiling, carpeted flooring, and fitted wardrobes.

SHOWER ROOM/W.C.
5'4" x 5'4" (1.63m x 1.63m)
Front facing UPVC double glazed frosted glass window and is fitted with an accessible walk-in shower with seating and handheld shower attachment, a pedestal wash basin with chrome mixer tap, and a low flush w.c. A stainless steel heated towel rail and full tiling to both walls and floor.

OUTSIDE
Externally, the property is set on a generous corner plot with a low maintenance garden to the front, comprising a block paved driveway and a lawned area to the side. To the side of the property is a single garage, and a block paved pathway leads down the side to the rear. The rear garden includes a useful greenhouse and a lawned area with a range of mature shrubs and hedge borders.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.