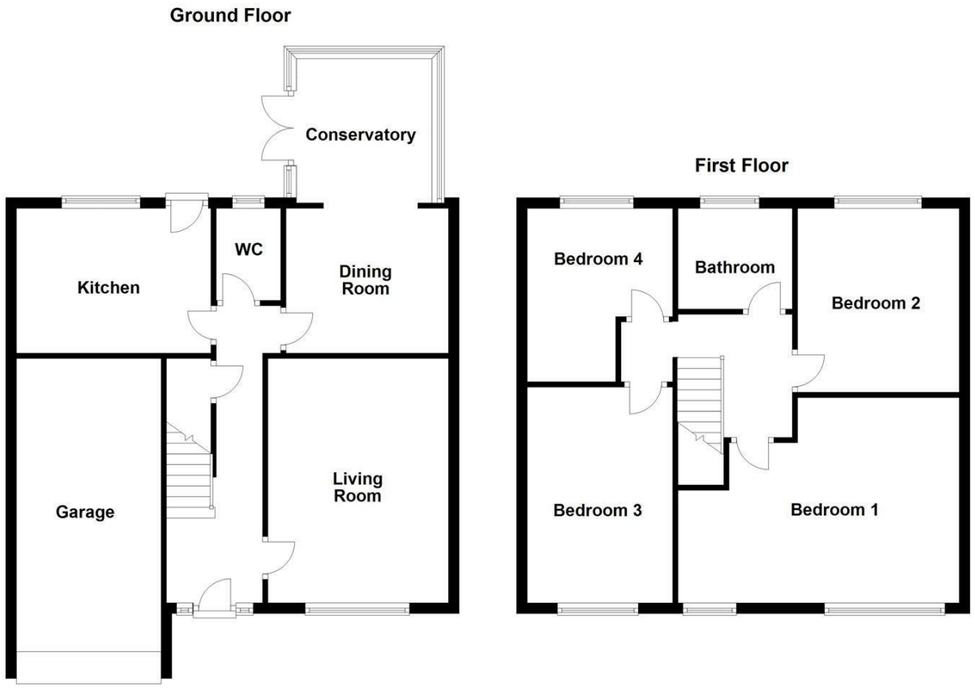
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



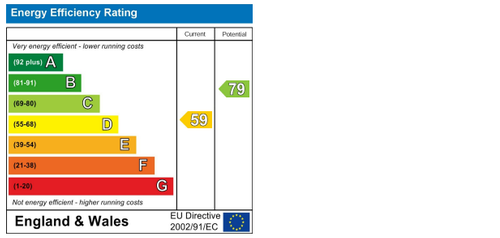
4 Wood Mount, Overton, Wakefield, WF4 4SB

For Sale Freehold Offers In The Region Of £365,000

NO CHAIN A deceptively well proportioned four bedroomed detached family home set in a cul-de-sac location, in this highly desirable village surrounded by stunning walking countryside and offered to the market with no chain.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that has a useful understairs store and a guest cloakroom to the rear. The main living room is of good proportions and has a feature fireplace with a multi fuel stove and overlooks the front of the house. To the rear, there is a separate dining room that has an archway through into a conservatory that has a solid insulated roof, as well as great views over the private back gardens. The kitchen is fitted is to a good standard with a wide range of modern units with integrated appliances. To the first floor the main bedroom is of particularly grand proportions with three further good sized bedrooms, being served by the family bathroom. Outside the driveway provides for side by side parking, as well as leading to the integral garage. The neat lawned garden to the front is complemented by a larger enclosed garden to the rear that has a southerly aspect and an impressive degree of privacy.

The property is situated in the highly sought after village of Overton which offers a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centre of Ossett and Wakefield. The national motorway network is readily accessible.



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

RECEPTION HALL
18'0" x 5'10" (5.5m x 1.8m)
Panelled front entrance door with side screen, wood effect laminate flooring, double central heating radiator and stairs to the first floor with useful understairs cupboard.

LIVING ROOM
15'1" x 11'1" (4.6m x 3.4m)
Large picture window to the front, double central heating radiator, solid oak flooring and feature fireplace with wooden surround with marbled insert and hearth housing a multi fuel cast iron stove.

DINING ROOM
9'10" x 8'10" (3.0m x 2.7m)
Continuation of the solid oak flooring and an archway through to the adjoining conservatory.

CONSERVATORY
9'6" x 8'6" (2.9m x 2.6m)
Solid insulated roof, oak strip flooring and French doors leading out to the back garden.

KITCHEN
11'9" x 8'10" (3.6m x 2.7m)
Re-fitted to an attractive standard with a good range of cream fronted contemporary style wall and base units with contrasting dark laminate work tops with matching upstands. Inset stainless steel sink unit, gas on glass four ring hob with glazed splash back and filter hood over, built in oven, integrated washing machine, integrated slimline dishwasher, integrated tumble dryer, integrated microwave, integrated undercounter fridge and freezer and integrated wine cooler. Window overlooking the back garden, external door to the patio and double central heating radiator.

W.C.
5'6" x 3'11" (1.7m x 1.2m)
Frosted window to the rear and re-fitted with a two piece white suite comprising vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Central heating radiator.

FIRST FLOOR LANDING
Spacious landing with loft access point.

BEDROOM ONE
17'8" x 12'9" (max) (5.4m x 3.9m (max))
Two windows to the front, double central heating radiator, three double fronted full height fitted wardrobes and an additional overstairs cupboard.

BEDROOM TWO
11'1" x 10'5" (3.4m x 3.2m)
Window overlooking the back garden, central heating radiator, wood effect laminate flooring and a range of full height fitted wardrobes.

BEDROOM THREE
13'1" x 8'2" (4.0m x 2.5m)
Window to the front taking full advantage of the long distance views over the valley. Central heating radiator, wood effect laminate flooring and fitted wardrobes.

BEDROOM FOUR
9'2" x 8'2" (max) (2.8m x 2.5m (max))
Window overlooking the back garden, wood effect laminate flooring, full height fitted wardrobes and central heating radiator.

BATHROOM/W.C.
6'10" x 6'2" (2.1m x 1.9m)
Re-fitted to a lovely standard with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, vanity wash basin with cupboards under and low suite w.c. Tiled walls and chrome ladder style heated towel rail.

OUTSIDE
To the front the property has a neat lawned garden with established beds and borders, as well as a wide patterned concrete driveway providing ample off street parking and leading up to the integral garage. A gated pathway passes the side of the house round to a small utility area with a useful shed to the side. To the rear of the house there is a lovely sized garden, laid mainly to lawn with paved sitting areas, tall boundary hedging for privacy and well established beds and borders.

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

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.