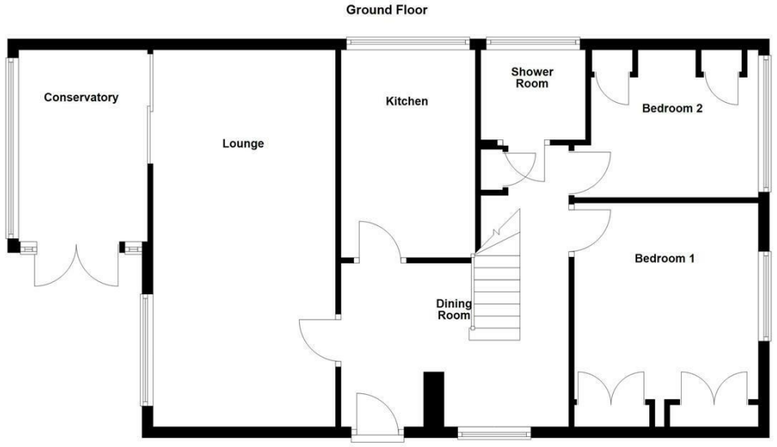
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



31 Highfield Crescent, Overton, Wakefield, WF4 4QZ

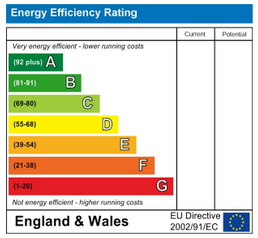
For Sale Freehold £350,000

Situated in the popular area of Overton is this well presented two bedroom detached bungalow, benefitting from driveway parking, a detached garage and spacious rear gardens.

The accommodation briefly comprises an entrance hall leading into a dining room, spacious lounge, conservatory and fitted kitchen. There are two bedrooms and a modern shower room to the ground floor, together with an occasional room and additional bathroom to the first floor, offering flexible living space. Externally, the property enjoys lawned gardens to the front and ample driveway parking, with gated access to the side leading to a detached garage. The rear garden is tiered and predominantly laid to lawn, incorporating patio seating areas, established shrubs and planted borders.

The property is ideally located for local shops and amenities, including nearby schools, and is well positioned for access to surrounding towns such as Horbury and Wakefield.

Ready to move into, this bungalow would make an excellent home for a range of buyers. Viewing is 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.

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/DINING ROOM
A side entrance door leads into the entrance hall and dining area with central heating radiator, UPVC double glazed window to the side elevation, spotlights to the ceiling and staircase leading to the occasional loft room. Doors provide access to the lounge, kitchen, bedrooms and shower room.

LOUNGE
22'5" x 10'8" (6.85m x 3.27m)
UPVC double glazed windows to the rear elevation and sliding doors leading into the conservatory, two central heating radiators, coving to the ceiling and feature fireplace with wood surround.

CONSERVATORY
11'5" x 7'8" (3.50m x 2.36m)
UPVC double glazed windows to the rear and side elevations, side door leading out to the garden and central heating radiator.

KITCHEN
12'3" x 8'0" (3.75m x 2.46m)
Frosted UPVC double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, wood worktops, inset sink unit with Quooker tap with sparkling, cold and boiling water, integrated double oven, integrated wine cooler, integrated induction hob with cooker hood, plumbing for washing machine, integrated fridge freezer and spotlights to the ceiling.

BEDROOM ONE
12'9" x 9'11" (3.90m x 3.03m)
UPVC double glazed window to the side elevation, central heating radiator and fitted wardrobes.

BEDROOM TWO
10'0" x 8'9" (3.05m x 2.69m)
UPVC double glazed window to the side elevation, central heating radiator and fitted wardrobes over the bed and to each side.

SHOWER ROOM/W.C.
6'3" x 5'4" (1.91m x 1.64m)
Frosted UPVC double glazed window to the rear elevation, three piece suite comprising walk in shower cubicle with wall mounted shower and glass screen, vanity wash hand basin with mixer tap, low flush WC, chrome ladder style radiator and spotlights to the ceiling.

OCCASIONAL LOFT ROOM
23'9" x 9'0" (7.24m x 2.76m)
Velux window to the front elevation, central heating radiator, built in storage within the eaves and door leading to the en suite shower room.

EN SUITE BATHROOM
11'3" x 7'5" (3.45m x 2.27m)
Velux window to the rear elevation, three piece suite comprising shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush WC. The boiler is also housed within this room.

OUTSIDE
To the front is gated access onto the driveway and a low maintenance lawn with shrub borders. A side driveway provides parking for three to four vehicles. Externally to the rear is a flagged patio with steps leading to a further flagged seating area, low maintenance lawn and tiered shrubbery area with a greenhouse, corner patio and detached garage with up and over door.

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

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.