



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.



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



5 The Lawns, Overton, Wakefield, WF4 4SF

For Sale Freehold £275,000

Nestled in a cul-de-sac location is this superbly presented two bedroom detached true bungalow benefitting from driveway with garage and low maintenance gardens.

The property briefly comprises of the entrance hall, living room, two bedrooms, conservatory, wet room and kitchen. Outside to the front is a pebbled garden and driveway providing off road parking for two vehicles leading to the single detached garage. To the rear is a paved patio area with artificial lawn, enclosed by timber fencing.

The property is well placed to local amenities including shops and schools, whilst only being a short drive away from surrounding towns.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite side entrance door, central heating radiator, loft access, storage cupboard, doors to the kitchen, living room, two bedrooms and wet room.

LIVING ROOM

10'10" x 15'5" (3.32m x 4.7m)

Coving to the ceiling, central heating radiator, UPVC double glazed bow window to the front and electric fireplace with marble hearth, surround and mantle.



BEDROOM ONE

10'10" x 10'1" (3.32m x 3.09m)

UPVC double glazed window to the rear, central heating radiator and a range of fitted wardrobes.



BEDROOM TWO

8'6" x 6'7" (2.6m x 2.03m)

UPVC double glazed window to the rear, door leading into the conservatory and central heating radiator.



CONSERVATORY

6'6".147'7" x 8'10" (2.45m x 2.7m)

Central heating radiator, surrounded by UPVC double glazed windows and a set of French doors to the rear garden.



WET ROOM/W.C.

5'5" x 5'10" (1.66m x 1.78m)

Low flush w.c., pedestal wash basin with mixer tap and shower cubicle with overhead shower. Spotlights, extractor fan, UPVC double glazed frosted window to the side and chrome ladder style radiator.



KITCHEN

8'8" x 8'6" (max) x 5'11" (min) (2.65m x 2.6m (max) x 1.82m (min))

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven with four ring gas hob and extractor hood. Integrated oven, space and plumbing for a washing machine, space for a fridge/freezer. UPVC double glazed window to the front and spotlights,

OUTSIDE

To the front of the property there is a pebbled garden with planted beds and a driveway running down the side of the property leading to the single detached garage (2.52m x 5.46m) with electric roller door, power and light. To the rear is a low maintenance garden comprising of a stone paved patio area, perfect for outdoor dining and entertaining and an artificial lawn, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.