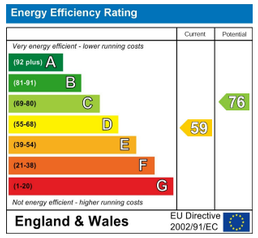
Total area: approx. 66.6 sq. metres (716.9 sq. feet)

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.

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

29 Green Lane, Overton, Wakefield, WF4 4RF

For Sale Freehold £245,000

A superb opportunity to acquire this well presented two bedroom semi detached true bungalow, offering generous off road parking via a large paved driveway to the side, complemented by a single detached garage equipped with power and lighting.

Internally, the property is accessed via a side entrance door leading into a welcoming hallway. The accommodation comprises two well proportioned double bedrooms, a spacious living room with a bay window, feature fireplace, and built in media unit, a fitted kitchen with access into a sunroom overlooking the rear garden, and a modern three piece shower room suite. To the rear, the property enjoys an attractive and well maintained garden, featuring a spacious paved patio area, a neatly kept lawn with manicured planted borders to two sides, a greenhouse, and a brick built store located behind the garage. A cast iron gate provides access to an additional paved seating area at the far end of the garden, creating a versatile outdoor space ideal for both relaxation and entertaining.

Situated within the sought after village of Overton, the property is conveniently positioned close to a range of local amenities and well regarded schools. There are excellent transport links, with regular bus services connecting to Wakefield, Huddersfield, and Dewsbury, while the M1 motorway is just a short drive away, making it ideal for those commuting further afield.

This property would make a delightful home and is offered with a high level of recommendation for viewing.

ACCOMMODATION

ENTRANCE HALL
A timber side entrance door leads into the entrance hall, which provides access to a boarded loft room via a fitted ladder. The hall features a central radiator and doors leading to both bedrooms, the living room, kitchen, and shower room.

BEDROOM ONE
8'11" x 12'0" (2.72m x 3.66m)
Featuring a timber double glazed window overlooking the rear garden, a central radiator, and a range of fitted wardrobes and drawers with additional storage cupboards above, all fitted to one wall and extending to the ceiling.

BEDROOM TWO
8'3" x 8'5" (2.54m x 2.57m)
A well proportioned room featuring a timber double glazed window overlooking the front aspect, a central radiator, and a built in double storage cupboard.

SHOWER ROOM
5'5" x 6'0" (1.66m x 1.85m)
Comprising a three piece suite including a pedestal wash hand basin with mixer tap, low flush WC, and a walk in shower cubicle with a fixed glass screen, mixer shower, overhead drencher, and handheld attachment. The shower cubicle is fully panelled, complemented by fully tiled walls and flooring throughout the room. Additional features include inset ceiling spotlights, a chrome heated towel radiator, and a timber double glazed frosted window to the side aspect.

KITCHEN
8'3" x 8'6" (2.53m x 2.61m)
Fitted with a range of wall and base units with complementary work surfaces and fully tiled walls. There is a 1½ stainless steel sink and drainer with mixer tap, plumbing for a washing machine, and space for a freestanding fridge freezer. Integrated appliances include an oven and grill with a four ring gas hob and extractor hood above. Additional features include display cabinets, inset ceiling spotlights, a timber double glazed window to the side aspect, and a door leading into the sunroom.

SUN ROOM
9'0" x 9'3" (2.76m x 2.84m)
A bright and versatile space with UPVC double glazed windows to three sides and a side entrance door opening onto the driveway. The ceiling is timber clad, and the room is fitted with a central radiator.

LIVING ROOM
10'11" x 14'8" (3.33m x 4.48m)
A spacious reception room with a walk in bay window comprising timber double glazed units to the front aspect. The focal point of the room is a feature gas fire set within a marble hearth and surround, complemented by a solid wood mantle. There is also a central radiator, and a coving to the ceiling.

LOFT ROOM
8'5" x 8'4" (2.59m x 2.55m)
Accessed via a fitted ladder from the entrance hall, this boarded and fully plastered space includes power and lighting, a central radiator, and a wall mounted combination boiler. There is a timber double glazed window to the side elevation and built in storage cupboards with sliding doors.

OUTSIDE
Externally, to the front of the property is an attractive lawned garden with established hedging to two sides and planted borders. A paved driveway with decorative gravel inserts runs along the side of the property, providing ample off road parking for multiple vehicles. There is also an external water supply and outside lighting. The driveway leads to a single detached garage with a manual up-and-over door, a timber glazed window to the side, and a timber access door. The rear garden features a large paved patio area that wraps around the sunroom, with planted borders to two sides and a well maintained lawn. Additional features include a greenhouse and a brick built store positioned behind the garage, offering useful storage space. A cast iron gate at the rear provides access to a further paved patio area, enhancing the outdoor entertaining potential.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.