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 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 www.mortgagesolutionsofwakefield.co.uk
 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 339572,
 Pontefract & Castleford office 01977 798844 or 07776458351,
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Alternatively email vince@mortgagesolutionsofwakefield.co.uk or
chris@mortgagesolutionsofwakefield.co.uk

*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
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115 Old Road, Overton, Wakefield, WF4 4RB

For Sale Freehold Guide Price £350,000 - £360,000

A fantastic opportunity to purchase this substantial family home in the sought after village of Overton nestled between Wakefield and Huddersfield in a sought after location within easy reach of the local amenities, schools and tranquil walks located nearby with breathtaking valley views. This characterful property has been extended to provide a spacious five bedroom family home with double garage, off street parking and ample outside space.

The property fully comprises of entrance hall, living room with feature fireplace, L-shaped kitchen with separate utility and spacious dining room with understairs cupboard to complete the ground floor. To the first floor landing there are five bedrooms (with bedroom one benefitting from it's own en suite facilities) and a four piece suite house bathroom serving the landing. Outside to the front there's a timber swing gate providing access onto an L-shaped block paved driveway providing off road parking for at least three vehicles furthered by the integral double garage. Attractive lawned front garden with numerous patio areas with timber panelled surround fences on all three sides, paved pathway to the side providing access down a pleasant lawned side garden with access to the rear, which is low maintenance with paved and pebbled patio areas.

The property is within walking distance to the local amenities and schools located within the sought after area of Overton, with main bus routes running to and from Wakefield and Huddersfield. The M1 motorway is only a short distance away perfect for the commuter looking to travel further afield. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Solid wooden floor, central heating radiator and staircase with handrail leading to the first floor landing. Pine door providing access into the living room.

LIVING ROOM

13'6" [max] x 13'10" [max] x 13'11" [4.14m [max] x 4.22m [max] x 4.26m]
Two UPVC double glazed windows overlooking the front garden, central heating radiator, coving to the ceiling, solid wooden floor, multi fuel cast iron burner inset onto a tiled hearth set into the chimney breast with decorative brick interior and solid wooden surround. Door into the extended L-shaped kitchen.



KITCHEN

6'0" [min] x 12'8" [max] x 18'8" [1.85m [min] x 3.88m [max] x 5.70m]
Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 stainless steel sink and drainer with swan neck mixer tap, Tecnik Range cooker with five ceramic hobs and ceramic griddle with extractor. Integrated full size Beko dishwasher, integrated fridge, fully tiled floor, central heating radiator, downlights built into the wall cupboards and UPVC double glazed windows to the side and rear aspect. Composite rear entrance door and UPVC double glazed window to the rear aspect. Doors proving access into the utility room and large sitting/dining room.

UTILITY

9'7" x 6'0" [2.94m x 1.85m]
Range of wall and base units with laminate work surface over and tiled splash back incorporating circular stainless steel sink with swan neck mixer tap, space and plumbing for a washing machine, space for a large fridge/freezer freestanding and UPVC double glazed window overlooking the rear aspect. Laminate floor and timber cladding to the ceiling.



DINING ROOM

13'11" x 9'11" [4.26m x 3.04m]
Laminate flooring, central heating radiator, two UPVC double glazed windows overlooking the front aspect, coving to the ceiling and timber door providing access to understairs storage cupboard with light and power within.



FIRST FLOOR LANDING

Loft access to partially boarded loft with light. Central heating radiator, doors to five bedrooms and house bathroom/w.c.

BEDROOM ONE

13'10" [max] x 8'1" [min] x 16'2" [4.22m [max] x 2.48m [min] x 4.95m]
UPVC double glazed windows overlooking the extensive valley views, central heating radiator, laminate flooring and loft access. Door providing access to en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'0" [max] x 5'0" [min] x 5'4" [2.44m [max] x 1.54m [min] x 1.65m]
Three piece suite comprising enclosed shower cubicle with glass door and chrome handle, electric shower within and fully tiled walls. Low flush w.c., pedestal wash basin with swan neck mixer tap, laminate flooring, white ladder style radiator, inset spotlights to the ceiling and extractor fan. UPVC double glazed frosted window overlooking the rear elevation.

BEDROOM TWO

11'0" x 11'6" [3.36m x 3.52m]
Two double built in wardrobes and a 3/4 wardrobe, two UPVC double glazed windows, central heating radiator and timber door providing access into a walk in storage cupboard which has light within, a UPVC double glazed frosted window overlooking the front elevation and fixed shelving within.

BEDROOM THREE

10'9" x 10'1" [3.28m x 3.08m]
Two UPVC double glazed windows and central heating radiator.

BEDROOM FOUR

11'1" [max] x 7'10" [min] x 9'3" [3.39m [max] x 2.39m [min] x 2.83m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and dado rail.

BEDROOM FIVE

6'2" x 10'1" [1.89m x 3.09m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

6'0" x 9'2" [1.85m x 2.81m]
Four piece suite comprising panelled bath with centralised chrome mixer tap, chrome shower attachment and half tiled walls. Fully tiled floor, low flush w.c., his and hers ceramic sinks built into a laminate work surface with chrome mixer tap and vanity cupboards with chrome handles below. UPVC double glazed frosted window overlooking the rear elevation and wall mounted white ladder style radiator.



OUTSIDE

To the front of the property there is a double timber swing gate providing access onto an L-shaped block paved driveway providing off road parking for at least three vehicles leading to an integral double garage with power and light within, electric roller door and door to the rear. Attractive lawned front garden with numerous paved and pebbled patio areas enclosed by timber panelled surround fences and privet hedges providing a high degree of privacy. Pleasant lawned section to the side with paved pathway leading round the rear of the garage turning into a pebbled pathway leading to a paved patio area with timber panelled surround fences on all three sides with a timber gate accessing the communal street behind.



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.