

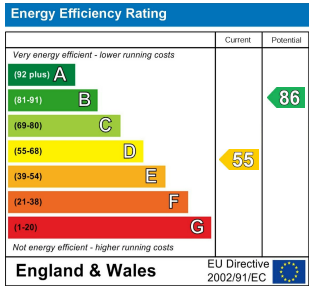


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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



38 Highfield Crescent, Overton, Wakefield, WF4 4RA

For Sale Freehold £240,000

Situated in the sought after village of Overton is this superbly presented three bedroom semi detached home, offering well proportioned accommodation throughout, front and rear gardens and off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and access to both the living room and kitchen diner, with the kitchen diner providing access to the rear garden. To the first floor, the landing provides loft access and leads to three bedrooms, one of which benefits from an overstairs storage cupboard, together with a modern shower room. Externally, the front garden is mainly laid to lawn with mature shrubbery, alongside a block paved driveway providing off road parking and extending down the side of the property to a single garage with up and over door. The rear garden is predominantly lawned and features planted borders and a paved patio area, ideal for outdoor dining and entertaining, all enclosed by hedging and fencing.

Overton is a popular village location appealing to a range of buyers including first time purchasers, growing families and professional couples. Local shops and schools are within walking distance, with a wider range of amenities available in nearby Horbury, Ossett and Wakefield. The area is well served by local bus routes, and train stations in Wakefield and Dewsbury provide links to Leeds, Manchester and London. The M1 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will reveal all that this superb home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

13'3" (max) x 6'1" (min) x 3'1" (4.05m (max) x 1.86m (min) x 0.95m)
Frosted UPVC double glazed front entrance door, coving to the ceiling, central heating radiator, dado rail, staircase to the first floor with understairs storage and doors leading to the living room and kitchen diner.

LIVING ROOM

12'10" (max) x 10'1" (min) x 8'11" (3.92m (max) x 3.08m (min) x 2.72m)
Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.



KITCHEN DINER

16'5" (max) x 10'9" (min) x 10'4" (5.02m (max) x 3.28m (min) x 3.15m)
Fitted with a range of modern wall and base units with granite work surfaces, breakfast bar with granite top, inset 1.5 stainless steel sink with mixer tap and drainer, four ring induction hob with partial glass splashback and stainless steel extractor above, integrated oven, microwave, fridge and slimline dishwasher, along with space and plumbing for a washing machine. Downlighting and kickboard lighting. UPVC double glazed window to the rear and UPVC double glazed French doors leading out to the rear garden. Spotlights to the ceiling and central heating radiator.



FIRST FLOOR LANDING

Coving to the ceiling, dado rail, UPVC double glazed window to the side, loft access and doors leading to three bedrooms and the shower room.

BEDROOM ONE

13'1" x 9'10" (max) x 8'7" (min) (4.00m x 3.00m (max) x 2.63m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted wardrobes and vanity unit.



BEDROOM TWO

10'10" x 9'10" (3.31m x 3.00m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes with sliding mirrored doors.



BEDROOM THREE

6'6" x 10'2" (max) x 6'6" (min) (2.00m x 3.10m (max) x 2.00m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted storage cupboards and overstairs storage cupboard.



SHOWER ROOM/W.C.

6'4" (max) x 5'6" (min) x 4'9" (1.95m (max) x 1.70m (min) x 1.46m)
Frosted UPVC double glazed window to the rear, central heating radiator, low flush W.C., pedestal wash basin with mixer tap and shower cubicle with mixer shower and glass screen. Fully tiled with extractor fan.



OUTSIDE

To the front, the garden is mainly laid to lawn with mature shrub borders, alongside a block paved driveway providing off road parking and leading down the side of the property to a single detached garage with up and over door. To the rear, the garden is predominantly lawned with a wood chipped planted border and hedge boundaries, along with a paved patio area ideal for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is C.

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.