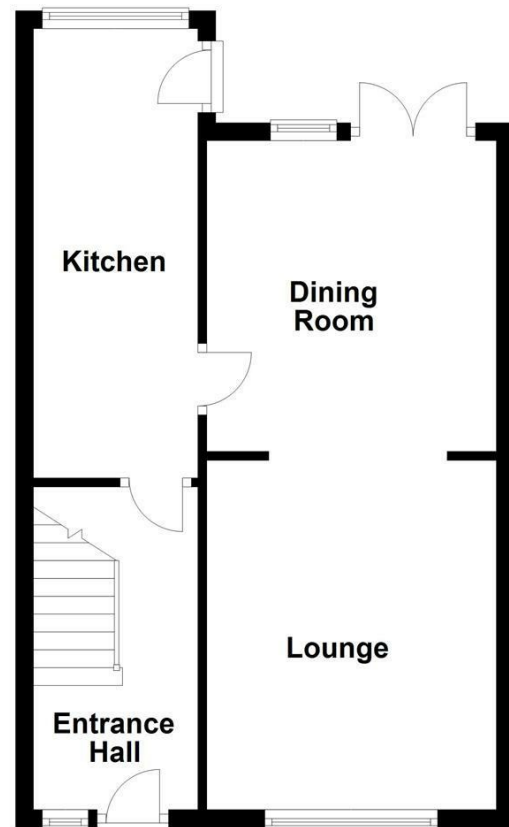


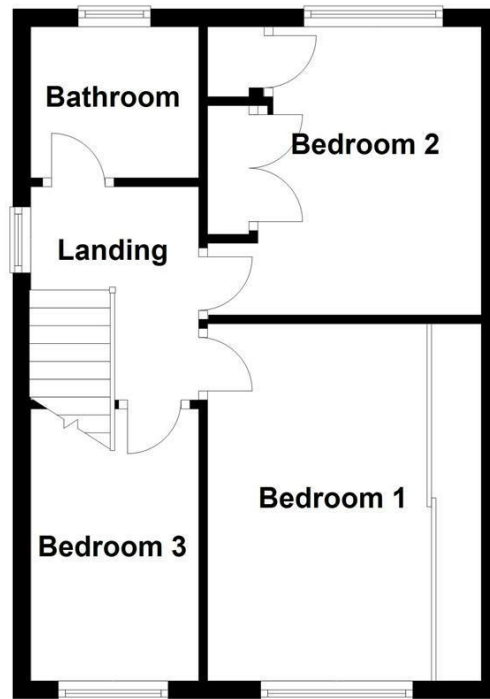


WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



30 Highfield Crescent, Overton, Wakefield, WF4 4RA

For Sale Freehold Offers Over £240,000

Superbly appointed throughout is this deceptively spacious three bedroom semi detached home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises extended kitchen, separate dining room and lounge. To the first floor there are three bedrooms and a contemporary house bathroom/w.c. Outside, there is an attractive lawned garden to the front with plants and shrubs. A block paved driveway at the side provides off road parking leading to detached garage, whilst to the rear there is an attractive and low maintenance block paved garden.

The property is well placed to local amenities including shops, school and good for walks.

An ideal home for the growing family and it deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALLWAY

UPVC entrance door with UPVC double glazed frosted window to the side, radiator, coving to the ceiling, tiled floor, stairs to the first floor landing, doors to understairs storage and extended kitchen.

KITCHEN

17'3" x 7'6" max x 6'9" min [5.28m x 2.31m max x 2.08m min]
A range of wall and base units with work surface over incorporating 1/2 sink and drainer with mixer tap, plumbing for washing machine, integrated oven and grill, four ring electric hob, integrated fridge and freezer, pull out filter hood over, drawers, laminate flooring, UPVC double glazed window to the rear, UPVC door to the side and drawers. Coving to the ceiling and radiator.



SEPARATE DINING ROOM

9'3" x 10'9" [2.84m x 3.28m]

UPVC double glazed French doors to the rear with window to the

side. Radiator, laminate flooring, coving to the ceiling, archway into the lounge.



LOUNGE

13'1" x 10'0" [3.99m x 3.06m]

UPVC double glazed window to the front, radiator, coving to the ceiling, gas fire with attractive marble fireplace.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, UPVC double glazed window to the side, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

13'1" x 8'1" to fitted wardrobes [4m x 2.48m to fitted wardrobes]
Radiator, UPVC double glazed window to the front, coving to the ceiling.



BEDROOM THREE

10'0" 6'3" max x 2'11" min [3.06m 1.92m max x 0.89m min]
UPVC double glazed window to the front, radiator, fitted wardrobes over bulkhead.

BEDROOM TWO

10'11" x 10'11" max x 10'2" min [3.33m x 3.34m max x 3.10m min]
UPVC double glazed window to the rear, radiator, built in wardrobes, door cupboard housing the combination boiler.



BATHROOM/W.C.

6'2" x 5'6" [1.89m x 1.69m]

Low flush w.c., wash basin and panelled bath with mixer shower over. Tiled walls and floor. Heated chrome towel radiator, coving to the ceiling and UPVC double glazed frosted window to the rear.



OUTSIDE

To the rear there is an attractive block paved garden with plants and shrubs bordering. To the front there is an attractive lawned garden with plants and shrubs bordering. A block paved driveway providing off road parking leading to detached brick built garage.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

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

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.