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

11 The Lawns, Overton, Wakefield, WF4 4SF

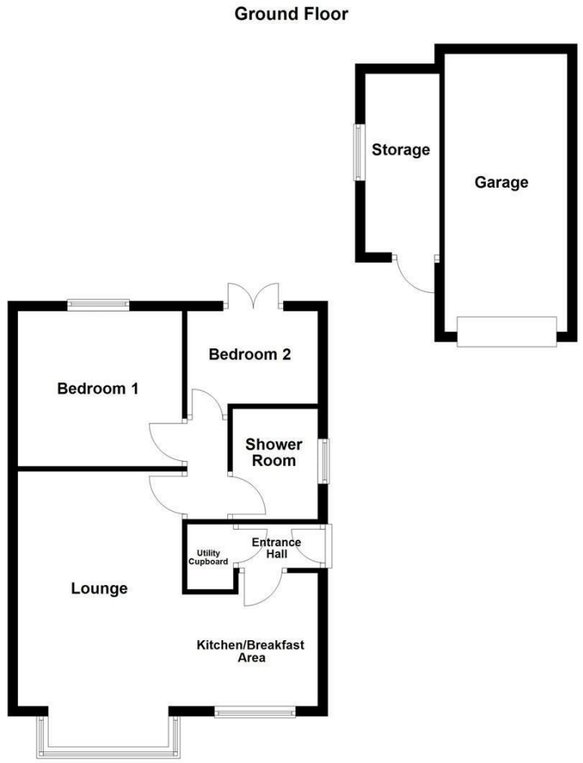
For Sale Freehold Guide Price £295,000

Nestled within a cul de sac location in the sought after village of Overton is this superbly presented two bedroom detached bungalow, offering well proportioned accommodation throughout with a full new central heating system (boiler and radiators), new fuse board and partial rewire, modern open plan living and generous off road parking.

The accommodation briefly comprises an entrance hall with access to a useful utility cupboard and a contemporary kitchen breakfast area, which flows through to a stylish lounge dining space. From here, an inner hallway provides access to two good sized bedrooms and a modern shower room, with one bedroom benefitting from loft access and French doors opening onto the rear garden. Externally, the front garden is attractively tiered and landscaped, incorporating gravelled and planted beds with a glass balustrade, along with steps leading to the side entrance. A concrete driveway provides off road parking for several vehicles and leads to a detached garage with power, lighting and a separate storage area. To the rear, the garden is low maintenance and predominantly paved, ideal for outdoor dining and entertaining, with planted beds and full enclosure making it suitable for both pets and children.

Overton is a desirable village location, particularly popular with those looking to downsize or enjoy single level living, whilst remaining close to local amenities. A wider range of facilities can be found in nearby Ossett, Dewsbury and Wakefield. The area is well served by local bus routes, with train stations in Wakefield and Dewsbury providing links to Leeds, Manchester and London. The M1 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will fully appreciate the quality and setting this modernised home has to offer. An early viewing is highly recommended.

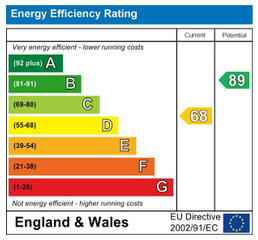


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

ACCOMMODATION

ENTRANCE HALL
2'11" x 5'2" (0.90m x 1.60m)
Frosted composite side entrance door, spotlighting to the ceiling, column style central heating radiator and tiled flooring, with door through to the kitchen breakfast area and opening to the utility cupboard.

UTILITY CUPBOARD
3'0" x 4'3" (0.93m x 1.32m)
Plumbing for a washing machine with laminate work surface over.

KITCHEN BREAKFAST AREA
8'10" (max) x 8'10" (2.70m (max) x 2.70m)
UPVC double glazed window to the front with built in blinds, opening through to the lounge, column central heating radiator, spotlighting to the ceiling and tiled flooring. Fitted with a range of wall and base units with quartz work surfaces, matching breakfast bar, inset composite 1.5 sink with mixer tap, four ring induction hob with extractor above, integrated double oven, fridge freezer and dishwasher with tiled splashback.

LIVING ROOM
17'8" (max) x 10'10" (5.40m (max) x 3.32m)
UPVC double glazed box window to the front with built in blinds, spotlighting to the ceiling, quality hardwood herringbone flooring, central heating radiator, media wall with fitted unit and electric fireplace, and door leading through to the inner hallway.

INNER HALLWAY
6'0" x 2'9" (1.83m x 0.85m)
Lighting to the ceiling and doors to bedrooms one and two and the shower room.

BEDROOM ONE
10'9" x 10'2" (3.30m x 3.12m)
UPVC double glazed window to the rear with built in blinds and central heating radiator.

BEDROOM TWO
7'0" (max) x 8'10" (2.15m (max) x 2.70m)
UPVC double glazed French doors to the rear with built in blinds, central heating radiator, loft access via pull down ladder and a range of fitted wardrobes.

SHOWER ROOM/W.C.
5'4" x 6'9" (1.65m x 2.06m)
Frosted UPVC double glazed window to the side with built in blinds, chrome heated towel rail, spotlighting to the ceiling and extractor fan. Fitted with a low flush WC, wash basin set into storage unit with heated mirror and walk-in shower cubicle with mains fed shower and glass screen, fully tiled.

OUTSIDE
To the front, there is a tiered landscaped garden with pebbled and planted beds, glass balustrade and steps leading to the side entrance, along with a concrete driveway providing off road parking for up to three vehicles. This leads to a single detached garage with up and over door, power, lighting and access to a workshop or shed. To the rear, the garden is mainly paved, ideal for outdoor dining and entertaining, with planted borders and mature shrubs, fully enclosed by timber fencing. Please note, there is also an additional paved area to the front of the property in line with neighbouring homes.

COUNCIL TAX BAND
The council tax band for this property is C.

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

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.

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