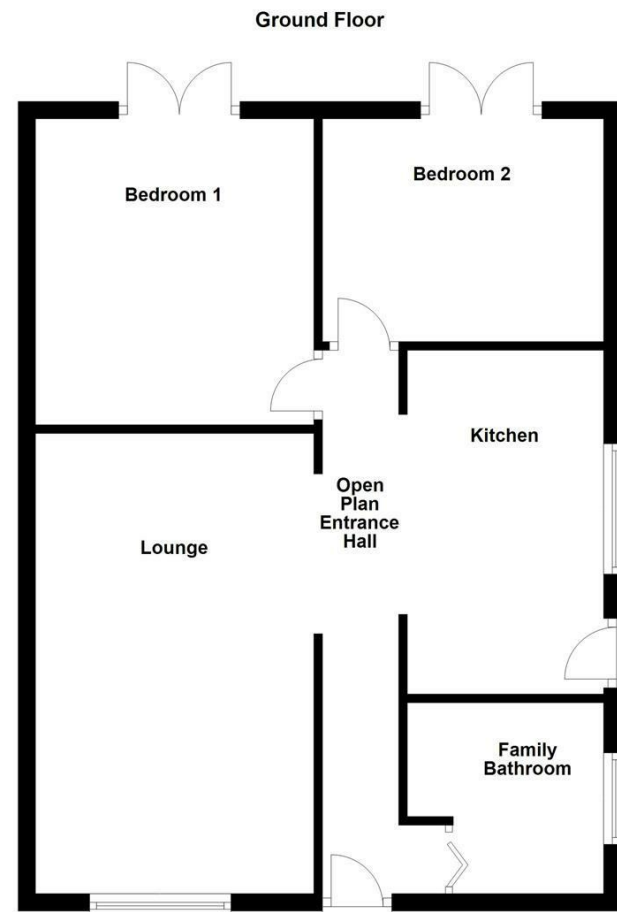




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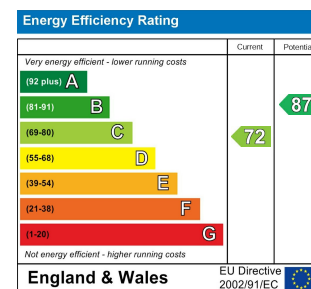
22 Oakland Drive, Netherton, Wakefield, WF4 4LZ

For Sale Freehold £265,000

OFFERED WITH NO CHAIN A recently modernised and renovated to an exceptional standard, this superbly presented two bedroom semi detached bungalow offers stylish, ready-to-move-into accommodation throughout. Benefiting from driveway parking and enclosed gardens, the property is ideal for a range of buyers.

The accommodation briefly comprises an inviting open-plan entrance hall leading into a contemporary kitchen and living space, a modern family bathroom, and two well proportioned bedrooms. Externally, the property enjoys a recently completed driveway providing ample parking for two to three vehicles, a shared driveway to the side, and enclosed rear gardens featuring a decked seating area and detached storage garage.

Conveniently located close to local shops and amenities, with surrounding towns just a short drive away, this beautifully updated home must be viewed to be fully appreciated.



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.

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



ACCOMMODATION

ENTRANCE HALL

Accessed via a front entrance door into the main hallway, opening through to the lounge and kitchen, with a door leading to the family bathroom.

KITCHEN

12'11" x 7'4" [3.94m x 2.26m]

UPVC double glazed window to the side elevation. Recently renovated modern kitchen fitted with a range of wall and base units providing ample storage, quartz worktops, inset sink with drainer unit, integrated dishwasher, cooker hood, double oven, and integrated fridge freezer. Open access into the lounge and doors leading to the two bedrooms.



LOUNGE

17'5" x 10'7" [5.32m x 3.24m]

UPVC double glazed window to the front elevation. Central heating radiator and carpeted flooring with skirting boards.



BEDROOM ONE

11'7" x 10'8" [3.55m x 3.27m]

UPVC double glazed French doors opening to the rear garden with glazed side panels. Carpeted flooring with skirting boards, central heating radiator, and fitted wardrobes to one side.



BEDROOM TWO

10'8" x 8'5" [3.27m x 2.57m]

UPVC double glazed French doors with glazed side panels to the rear elevation. Wood effect flooring, central heating radiator, and skirting boards.



FAMILY BATHROOM

7'5" x 7'1" [2.28m x 2.17m]

UPVC double glazed window to the side elevation. Recently

renovated with a modern three piece suite comprising a panelled bath with wall-mounted shower over, vanity wash hand basin with mixer tap, and low flush WC. Tiled walls.



OUTSIDE

To the front of the property is a recently completed driveway providing ample parking for two to three vehicles, along with a shared access driveway to the side. To the rear of the property is a decked patio seating area with steps leading down to a lawned garden, complemented by shrub and bush borders with timber fenced boundaries. There is also access to a detached storage garage with side access door, window, power, and lighting.



COUNCIL TAX BAND

The council tax band for this property is B.

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.