Richard Kendall Estate Agent

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# 6 Woodhall Close, Overton, Wakefield, WF4 4RD

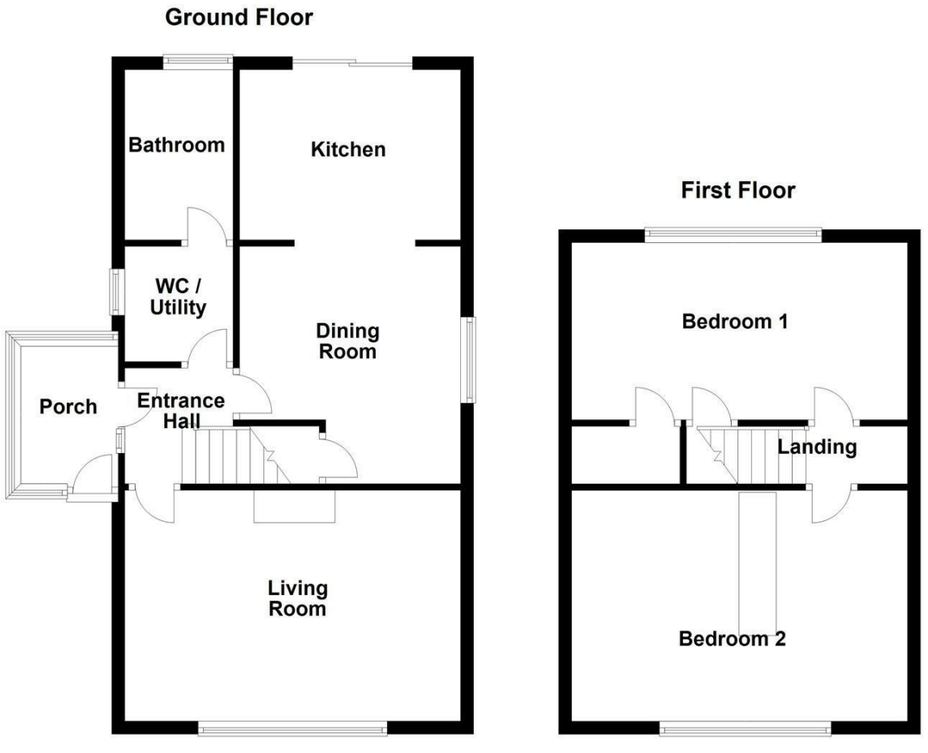
## For Sale Freehold £259,995

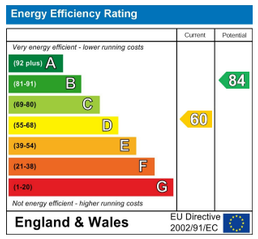
Enjoying a cul-de-sac location is this two bedroom detached house benefitting from a rear extension which provides two large reception rooms, two double bedrooms and ample off road parking.

The property fully comprises of a porch, entrance hall, w.c./utility, downstairs four piece bathroom w.c., dining room and separate kitchen with sliding patio doors into the rear garden and spacious living room with marble feature fireplace to complete the ground floor. To the first floor landing there are two double bedrooms, both with fitted furniture within. Externally to the front of the property there are is an attractive lawned garden with planted borders and a concrete driveway running down the side of the property providing ample off road parking, leading up to the single detached garage. Within the rear garden there's a paved patio area perfect for al fresco dining overlooking a completely enclosed attractive lawned garden with planted borders.

The property is located close to local amenities and schools within the sought after area of Overton with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those 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.




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

### PORCH
9'2" x 3'3" (2.80m x 1.0m)
UPVC double glazed windows on three sides and UPVC double glazed door leading into entrance hall.

### ENTRANCE HALL
UPVC double glazed frosted window to the side looking through to the porch. Central heating radiator, coving to the ceiling, staircase with handrail leading to the first floor landing and doors to living room, dining room and w.c./utility.

### LIVING ROOM
16'11" x 11'9" (5.16m x 3.59m)
UPVC double glazed window overlooking the front aspect, central heating radiator, living flame effect gas fire on a marble hearth with marble matching interior and marble decorative surround.

### DINING ROOM
11'1" x 8'10" (3.38m x 2.71m)
UPVC double glazed frosted window overlooking the side aspect, coving to the ceiling and central heating radiator. Archway leading through to the kitchen and door providing access to under stairs storage cupboard.

### KITCHEN
8'8" x 10'11" (2.65m x 3.34m)
Range of wall and base units with chrome handles, laminate work surface over and tiled splashback above. 1.5 sink and drainer with mixer tap, fully tiled floor, set of UPVC double glazed French doors leading into the rear garden. Integrated oven/grill with four separate ceramic hobs and a cooker hood above. Integrated fridge and separate integrated freezer. Kick heater, coving to the ceiling and integrated Bosch microwave above the oven.

### W.C./UTILITY
5'11" x 5'5" (1.81m x 1.67m)
Two piece suite with low flush w.c., wall hung wash basin with mixer tap, part tiled walls, central heating radiator, plumbing and drainage for washing machine and wall mounted combi condensing boiler. UPVC double glazed frosted window overlooking the side aspect and door leading through to the downstairs bathroom/w.c.

### BATHROOM/W.C.
8'7" x 5'7" (2.64m x 1.71m)
Four piece suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c. and corner shower cubicle with mixer shower within. Fully tiled walls, UPVC double glazed frosted window overlooking the rear aspect and central heating radiator.

### FIRST FLOOR LANDING
Access to two bedrooms.

### BEDROOM ONE
8'11" x 14'9" (2.72m x 4.50m)
UPVC double glazed window overlooking the rear aspect and central heating radiator. Range of fitted wardrobes to one side and small cupboard door providing access into the storage cupboard over the bulk head of the stairs. Fitted dressing table and built in storage cupboard.

### BEDROOM TWO
11'8" x 16'10" (3.57m x 5.14m)
Range of fitted wardrobes that split the room with set of fitted drawers and fitted dressing table. Loft access. UPVC double glazed window overlooking the front elevation and central heating radiator.

### OUTSIDE
To the front of the property there is a concrete driveway providing ample off road parking leading up to a single detached garage with manual up and over door and UPVC double glazed window to the side. Attractive lawned front garden with planted borders and outside light and censor. Cast iron gate provides access down a paved area, currently utilised to house the bins. There's an opening into the rear garden with large paved patio area, perfect for entertaining and dining purposes, overlooking the attractive lawned garden with planted borders and privet hedges.

### 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 Wakefield 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 six local offices.