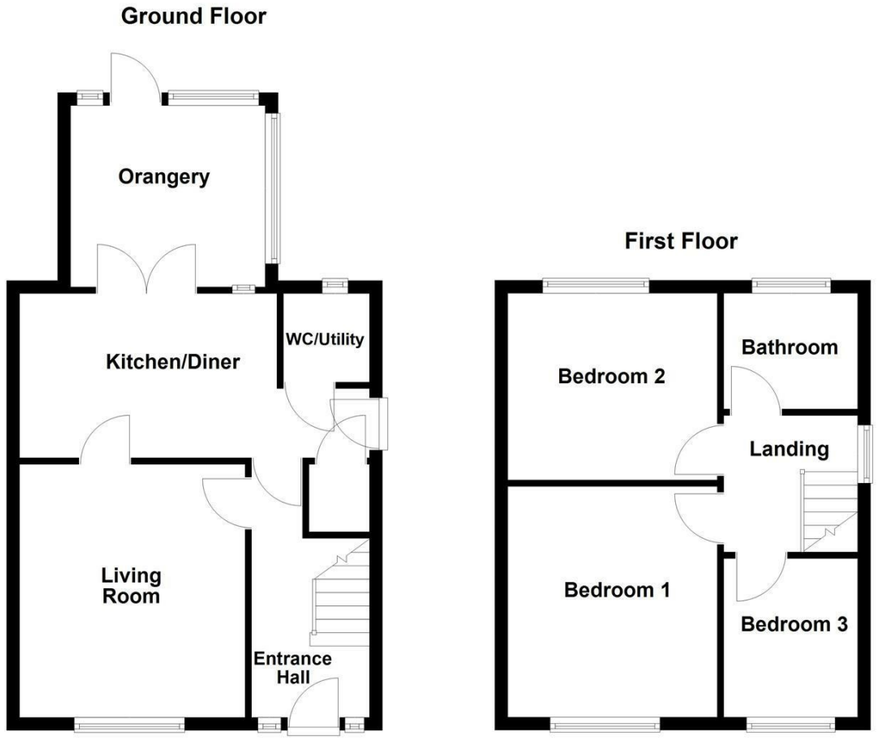
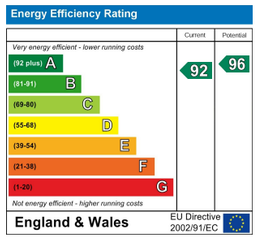
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





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.

104 Old Road, Overton, Wakefield, WF4 4RB

For Sale Freehold £290,000

Proudly introduced to the market is this beautifully presented three bedroom semi detached home, located on the highly sought after Old Road in Overton. Enjoying stunning countryside views to the rear, this property combines modern living with a picturesque setting, making it ideal for a range of buyers.

The accommodation briefly comprises a welcoming entrance hall providing access to the living room and kitchen diner. The spacious living room features a charming multi fuel log burner, creating a cosy focal point. The modern kitchen diner is finished to a high standard with integrated appliances and offers access to a utility/w.c. and understairs storage. UPVC patio doors lead to a delightful orangery, perfect for entertaining or relaxing while taking in the beautiful garden and scenic rear views. To the first floor, there are two generously sized double bedrooms, a well proportioned single bedroom, and a contemporary house bathroom. The home benefits from gas central heating and double glazed UPVC windows throughout. Externally, the property offers a driveway providing ample off road parking, a detached brick built garage, and a tiered rear garden designed for both leisure and low maintenance.

Ideally positioned close to countryside walks, local schools, and amenities, with easy access to the M1 motorway network, this home is perfect for first-time buyers, professionals, and growing families alike.

Presented in ready to move in condition, an early viewing is highly recommended to fully appreciate all that this charming home has to offer.

ACCOMMODATION

ENTRANCE HALL
A composite front door with frosted UPVC double glazed side panels to both sides. The entrance hall features oak laminate wood flooring, a central heating radiator, spotlights to the ceiling, stairs to the first floor landing and openings leading into the kitchen diner and living room.

LIVING ROOM
12'11" m x 11'7" m (3.94 m x 3.54 m)
Linoleum flooring, a central heating radiator, a double glazed UPVC window to the front elevation and a multi-fuel log burner with a feature York stone hearth.

KITCHEN/DINER
12'10" (min) x 18'0" (max) x 8'5" (3.93m (min) x 5.50m (max) x 2.57m)
Fitted with a range of modern wall and base units with tiled splashbacks, integrated oven, four ring gas hob and extractor fan above. Space and plumbing for a dishwasher, space for a fridge freezer and a stainless steel sink unit with mixer tap and drainer. Spotlights to the ceiling, a double glazed UPVC window to the rear elevation and UPVC patio doors leading through to the orangery.

W.C./UTILITY
4'2" m x 4'7" m (1.29 m x 1.41 m)
Linoleum flooring, a central heating radiator, partial tiling to walls, and spotlights to the ceiling. A low flush w.c., stainless steel inset sink, space and plumbing for a washing machine and dryer and a frosted double glazed UPVC window to the rear elevation. The Viessmann combination boiler is also housed here.

ORANGERY
10'7" x 9'6" (3.24m x 2.91m)
A bright and versatile space featuring LVT flooring, double glazed UPVC windows and UPVC French doors opening onto the rear garden with scenic views. The room is topped with a glass roof, allowing ample natural light to flood the space.

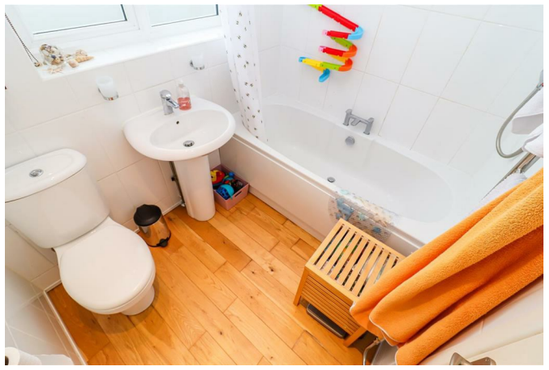
FIRST FLOOR LANDING
A double glazed UPVC window to the side elevation, central heating radiator and loft access. Doors lead to three bedrooms and the house bathroom.

BEDROOM ONE
12'9" x 10'7" (3.91m x 3.25m)
Original floorboards, a central heating radiator and a double glazed UPVC window to the front elevation.

BEDROOM TWO
9'3" x 10'7" (2.83m x 3.23m)
Original floorboards, a central heating radiator and a double glazed UPVC window overlooking the rear elevation.

BEDROOM THREE
6'9" x 10'1" (2.08m x 3.09m)
Original floorboards, a central heating radiator and a double glazed UPVC window to the front elevation.

BATHROOM/W.C.
6'8" x 5'1" (2.04m x 1.56m)
Fitted with a panelled bath with hot and cold taps and a shower attachment with mixer tap, pedestal wash basin with mixer tap and a low flush w.c.. Laminate flooring, recessed spotlights, tiling to walls and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE
To the front of the property, there is a small lawned garden enclosed by a brick wall and a hedge, a tarmac driveway providing off street parking and an EV charger. The driveway leads to the brick built detached garage. To the rear elevation, there is a two tiered garden comprising a flagged patio area on the upper tier and lower tier laid to lawn, enclosed by wall and timber fencing offering privacy. The garden enjoys superb open views and natural scenery.

GARAGE
12'7" x 8'11" (3.86m x 2.73)
The detached garage includes power and lighting, a manual up and over door and access to a further office/study room.

OFFICE/STUDY
8'11" x 6'0" (2.72m x 1.83m)
An ideal space for home working, this office/study is equipped with power and lighting and a double glazed UPVC window overlooking the rear elevation.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.