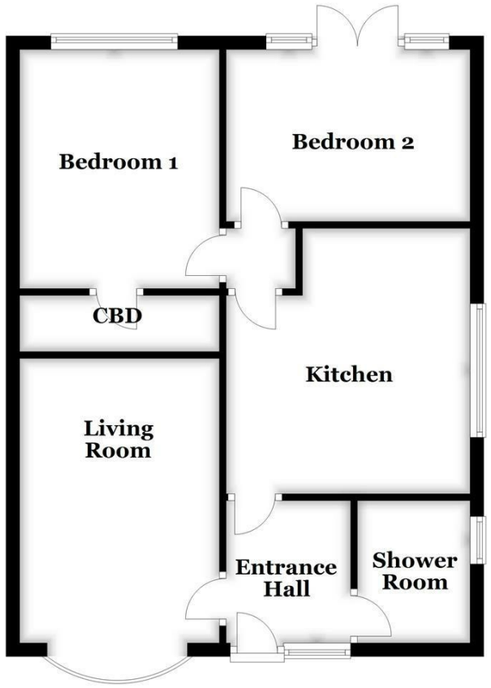
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



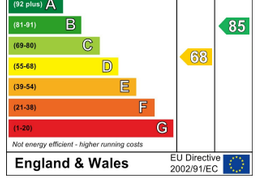
26 Oakland Drive, Netherton, Wakefield, WF4 4LZ

For Sale Freehold £189,950

A fantastic opportunity to purchase this two bedroom semi detached true bungalow benefitting from off road parking and low maintenance gardens

The accommodation briefly comprises of the entrance hall, living room with feature fireplace, shower room/w.c., kitchen and two double bedrooms. Outside, there are low maintenance paved gardens to the front and rear with a shared driveway leading to the single detached garage.

Offered for sale with no chain and vacant possession, an ideal home for those looking to downsize. Only a full internal inspection will reveal all that's on offer at this 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

ENTRANCE HALL
4'9" x 7'2" (1.46m x 2.20m)
UPVC front entrance door, ceiling rose, central heating radiator and doors to the shower room, kitchen and living room.

LIVING ROOM
10'8" x 14'5" (3.26m x 4.40m)
Coving to the ceiling, ceiling rose, UPVC double glazed window overlooking the front aspect, central heating radiator and living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround.

SHOWER ROOM/W.C.
5'4" x 7'1" (1.65m x 2.17m)
Three piece suite comprising low flush w.c., vanity wash hand basin and corner shower cubicle with electric shower. Fully tiled walls, UPVC double glazed frosted window overlooking the side aspect and chrome ladder style radiator.

KITCHEN
9'9" (min) x 13'1" (max) x 10'8" (2.98m (min) x 4.0m (max) x 3.26m)
Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, space for a cooker, space for an under counter fridge/freezer, space and plumbing for a washing machine and space for a dryer. UPVC double glazed window overlooking the side aspect, central heating radiator, inset spotlights and wall mounted condensing regular boiler. Door providing access into the inner hallway.

HALLWAY
Loft access, coving to the ceiling and doors to two bedrooms.

BEDROOM ONE
10'8" x 11'6" (3.26m x 3.53m)
Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and central heating radiator. Door providing access to a large walk in cupboard with light.

BEDROOM TWO
8'3" x 10'9" (2.54m x 3.28m)
Coving to the ceiling, central heating radiator and a set of UPVC double glazed French doors to the rear garden with windows either side.

OUTSIDE
To the front is a low maintenance paved front garden surrounded by timber fencing and a shared driveway running down the side of the property leading to the single detached garage with manual up and over door. To the rear is a tiered paved patio area, enclosed by timber fencing.

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.

VIEWINGS
To view please contact our Normanton 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.