Richard Kendall Estate Agent

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1 Oakland Drive, Netherton, Wakefield, WF4 4LZ

For Sale Freehold Offers Over £225,000

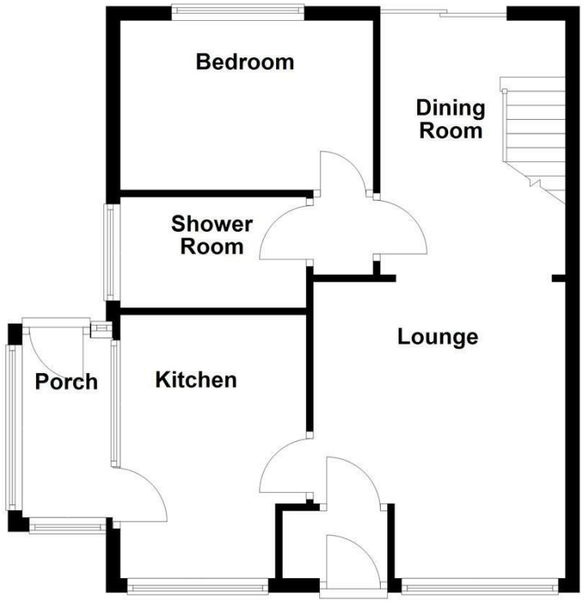
Occupying a generous corner plot in the popular area of Netherton is this three bedroom dormer bungalow, benefitting from driveway parking, a garage and gardens to the front, side and rear. Offered for sale with no chain and further potential to extend, subject to consent.

The accommodation briefly comprises an entrance porch leading into the lounge diner and kitchen, together with a side porch, a ground floor bedroom and a shower room. To the first floor, the landing provides access to two further bedrooms. Externally, the property benefits from driveway parking to the rear leading to a garage. The gardens are designed for ease of maintenance and include a rear garden area together with lawned sections to the side with established shrubs and planted borders.

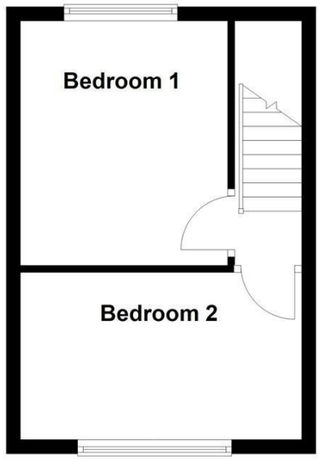
The property is conveniently located for local shops and amenities and is within easy reach of surrounding towns including Horbury. There is also potential to extend the property, subject to the necessary planning consents.

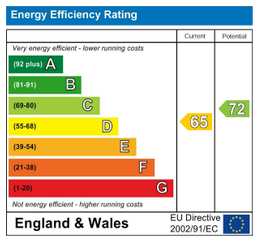
An internal viewing is highly recommended to fully appreciate the potential this home has to offer.

Ground Floor



First Floor





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
UPVC front entrance door with frosted side panel leads into the entrance porch, with a further door opening through to the lounge.

LOUNGE
13'9" x 11'4" (4.21m x 3.47m)
UPVC double glazed window to the front elevation, central heating radiator and fireplace with wooden surround. An archway opens through to the dining room creating an open plan living and dining space.

DINING ROOM
8'5" x 9'7" (2.58m x 2.93m)
UPVC double glazed sliding doors leading out to the rear garden, central heating radiator and staircase rising to the first floor landing. Access through to the kitchen and inner hallway leading to the bedroom and shower room.

KITCHEN
8'11" x 8'8" (2.73m x 2.65m)
Fitted with a range of wooden wall and base units with laminate worktops, integrated gas hob, integrated double oven, stainless steel sink and drainer, plumbing for a washing machine and space for a fridge freezer. Central heating radiator. UPVC double glazed window to the front elevation along with a side door and window to the side porch.



SIDE PORCH
4'1" x 8'1" (1.25m x 2.47m)
UPVC double glazed windows to the front and side elevations with a UPVC door leading out to the rear garden.

GROUND FLOOR BEDROOM
11'9" x 8'2" (3.59m x 2.50m)
UPVC double glazed window to the rear elevation and central heating radiator.



SHOWER ROOM/W.C.
8'8" x 5'1" (2.65m x 1.55m)
Three piece suite comprising walk in double shower cubicle with wall mounted shower, wash basin and WC. Central heating radiator and fully tiled walls. Frosted UPVC double glazed window to the side elevation.



FIRST FLOOR LANDING
Providing access to two further bedrooms.

BEDROOM ONE
8'0" x 9'8" (2.46m x 2.97m)
UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard over the stairs.



BEDROOM TWO
12'10" x 7'10" (3.93m x 2.39m)
UPVC double glazed window to the front elevation and central heating radiator.



OUTSIDE
Externally to the front the property enjoys a low maintenance lawn with shrub borders and a further side lawn area. A driveway to the rear provides off road parking for one to two vehicles and leads to a detached garage with up and over door. The rear garden is designed for low maintenance with a greenhouse.





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.