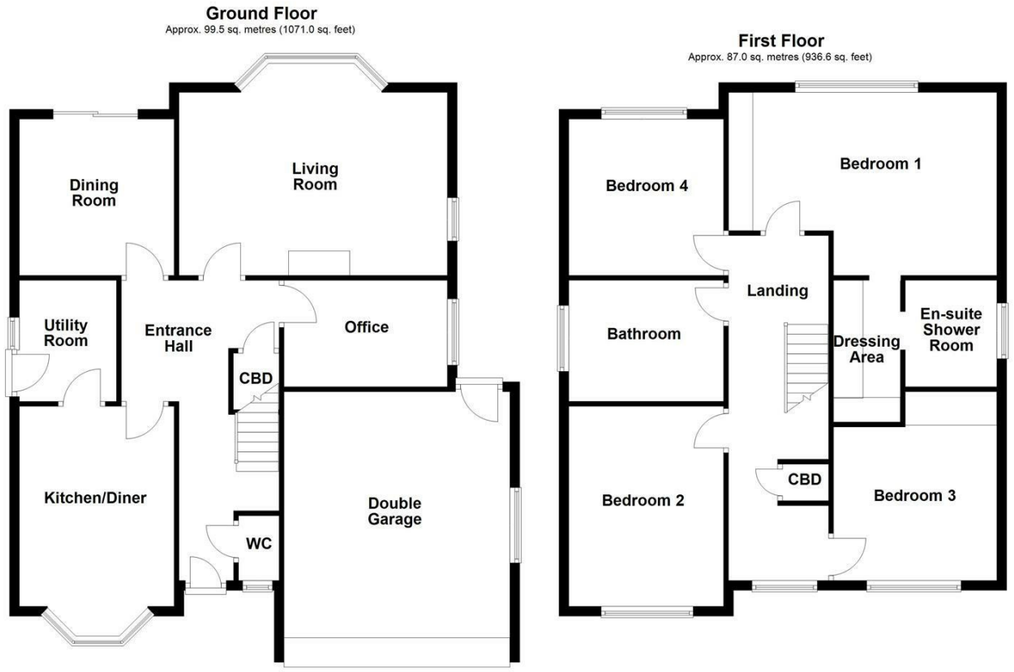


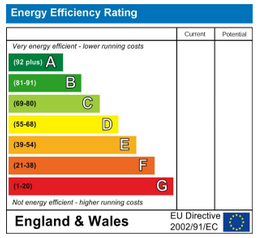
Total area: approx. 186.5 sq. metres (2007.6 sq. feet)

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.

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

2 Crossfield Court, Overton, Wakefield, WF4 4SQ

For Sale Freehold Offers In The Region Of £525,000

Enjoying a cul de sac position is this impressive executive four bedroom detached family home, offering spacious and well appointed accommodation throughout, together with ample off road parking, a double garage and beautifully landscaped gardens.

The property is approached via a block paved double driveway leading to an integral double garage with electric door, power and lighting. A lawned garden with neatly maintained planted borders sits alongside, with a recessed covered porch leading into the entrance hall. The ground floor comprises a downstairs WC, a modern kitchen diner fitted with integrated appliances with access to a utility room, a separate dining room with sliding patio doors opening onto the rear garden, a spacious living room with feature fireplace and bay window, and a useful home office, along with understairs storage. To the first floor, the landing provides access to four double bedrooms. The principal bedroom benefits from fitted wardrobes, a dressing room with additional storage and a stylish en suite shower room. Bedroom three also features fitted wardrobes, and all are served by a well appointed four piece family bathroom. A large storage cupboard completes the first floor. Externally, the landscaped rear garden is accessed via gated pathways to either side of the property and features an Indian stone paved patio area, a well maintained lawn with attractive planted borders and a further patio seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed, providing a private and secure space.

The property is situated in the sought after village of Overton, close to a range of local amenities and well regarded schools. There are regular bus routes to Wakefield city centre and surrounding towns, and the M1 motorway is only a short distance away, making it ideal for commuters.

Offered to the market with no chain, only a full internal inspection will fully appreciate the quality, space and setting this impressive home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall with central heating radiator, staircase to the first floor and doors leading to the downstairs W.C., storage cupboard, office, living room, dining room and kitchen diner.

W.C.
2'8" x 4'6" (0.82m x 1.38m)
Fitted with a low flush W.C., wall mounted wash basin with mixer tap set into a vanity unit, half tiled walls and fully tiled floor, with frosted UPVC double glazed window to the front.

KITCHEN/DINER
13'4" x 10'4" (4.08m x 3.16m)
Fitted with a range of wall and base units with laminate work surfaces and upstands, 1.5 stainless steel sink and drainer with mixer tap, integrated oven and grill with gas hob and extractor, integrated microwave, integrated fridge and freezer and full size dishwasher, with spotlights and coving to the ceiling and door through to the utility room.

UTILITY ROOM
8'1" x 6'5" (2.47m x 1.97m)
Fitted with wall and base units, laminate work surfaces, stainless steel sink and drainer, plumbing for washing machine, built in wine racks, spotlights to the ceiling, central heating radiator, UPVC double glazed window and door to the side, with boiler housed within.

DINING ROOM
10'5" x 10'7" (3.19m x 3.24m)
UPVC double glazed sliding patio doors to the rear garden, central heating radiator and coving to the ceiling.

LIVING ROOM
12'2" x 17'11" (3.73m x 5.48m)
Dual aspect room with UPVC double glazed windows to the front and side, central heating radiator, coving to the ceiling and feature gas fire with marble surround.

OFFICE
11'1" x 7'1" (3.39m x 2.18m)
UPVC double glazed window to the side elevation, central heating radiator and coving to the ceiling.

FIRST FLOOR LANDING
UPVC double glazed window to the front, loft access, central heating radiator, large storage cupboard and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
9'3" (min) x 12'2" (max) x 16'1" (2.84m (min) x 3.72m (max) x 4.91m)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and archway through to dressing area and en suite.

DRESSING AREA
9'4" x 4'5" (2.87m x 1.36m)
Fitted wardrobes and drawers providing additional storage.

EN SUITE SHOWER ROOM/W.C.
6'3" x 7'1" (1.93m x 2.17m)
Fitted with a three piece suite comprising corner shower cubicle, dual vanity wash basins with mixer taps set into vanity units, low flush W.C., tiled floor, part tiled walls, chrome heated towel rail and frosted UPVC double glazed window.

BEDROOM TWO
10'4" x 13'4" (3.15m x 4.08m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE
11'1" x 10'5" (3.39m x 3.18m)
UPVC double glazed window to the front, central heating radiator and fitted wardrobes.

BEDROOM FOUR
10'7" x 10'6" (3.24m x 3.22m)
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.
10'4" x 8'1" (3.15m x 2.47m)
Fitted with a four piece suite comprising panel bath, walk in shower cubicle, wash basin set into vanity unit and low flush W.C., with tiled flooring, part tiled walls, heated towel rail and frosted UPVC double glazed window.

INTEGRAL DOUBLE GARAGE
17'5" x 15'1" (5.33m x 4.61m)
With electric door, power and lighting, suitable for two vehicles.

OUTSIDE
To the front, a block paved driveway providing ample off road parking, lawned garden with planted borders and access to the integral garage. To the rear, an enclosed landscaped garden with lawn, planted borders and Indian stone paved patio areas, ideal for outdoor dining and entertaining.

COUNCIL TAX BAND
The council tax band for this property is F.

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.