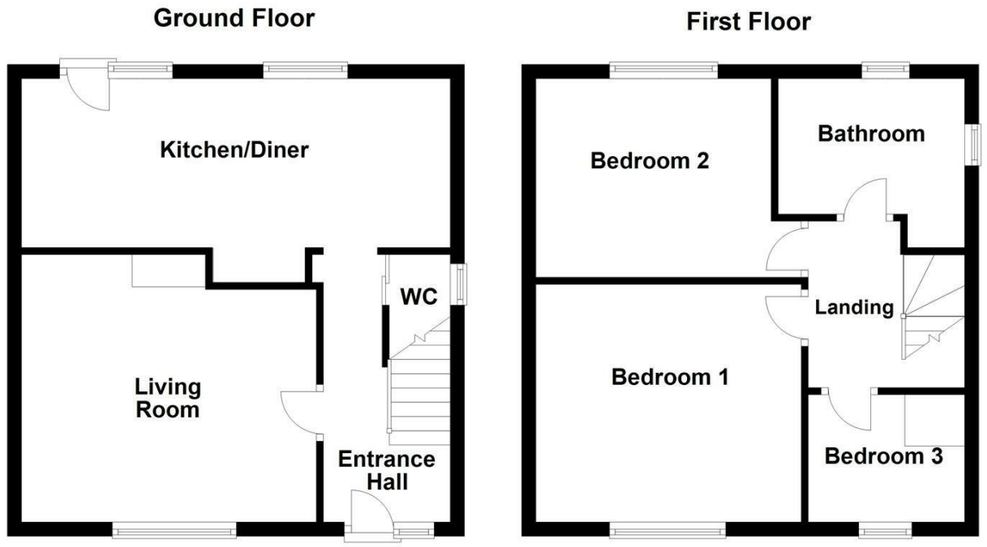


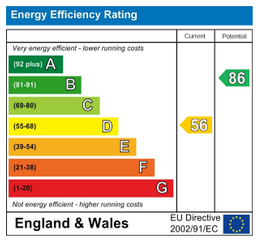


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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# 140 Nell Gap Lane, Overton, WF4 4QU

## For Sale Freehold £169,950

Situated in the sought after village of Overton is this three bedroom semi detached house, superbly presented throughout the property benefits from no onwards chain, three good size bedrooms, ample reception space, off road parking to the front and a good size enclosed garden to the rear.

The accommodation briefly comprises entrance hall, living room, kitchen diner and downstairs w.c. To the first floor there is access to the loft, three bedrooms and the house bathroom/w.c. To the front of the property the garden is mainly pebbled providing off road parking for two vehicles and there are planted borders incorporating mature shrubs and flowers with timber fencing to either side. To the rear, the garden is mainly laid to lawn with planted bed borders, mature trees and shrubs throughout. A paved patio area perfect for outdoor dining and entertaining purposes. The garden is enclosed by timber fencing and incorporates a brick built outbuilding.

This property would make an ideal purchase for a range of buyers looking in the Overton area and is ideally located for schools in the area, idyllic walks and slightly further afield in neighbouring towns and cities such as Wakefield and Dewsbury where there are large facilities. Only a full internal inspection will truly show what is to offer and an early viewing is highly advised.

## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door with frosted pane, coving to the ceiling, central heating radiator, partial dado rail, stairs to the first floor landing with understairs storage, door to the living room, kitchen diner and downstairs w.c.

### LIVING ROOM
13'7" x 11'8" max x 10'0" min (4.16m x 3.57m max x 3.07m min)
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, partial decorative fireplace with exposed brick.

### DOWNSTAIRS W.C.
2'11" x 4'11" (0.9m x 1.51m)
Frosted UPVC double glazed window to the side, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, spotlighting to the ceiling, partial tiling.

### KITCHEN DINER
19'7" x 8'9" max x 7'9" min (5.98m x 2.68m max x 2.38m min)
UPVC double glazed window to the rear, composite door with frosted panes to the rear garden, coving and spotlighting to the ceiling, central heating radiator. A range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring induction hob with stainless steel extractor hood above, integrated oven, space and plumbing for washing machine, space for a fridge freezer.

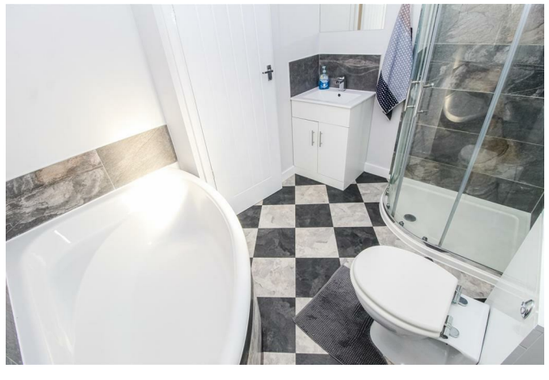
### FIRST FLOOR LANDING
Spotlighting to the ceiling, coving to the ceiling, loft access, doors to the bedrooms and bathroom/w.c.

### BEDROOM ONE
12'2" x 10'6" (3.72m x 3.21m)
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator.

### BEDROOM TWO
9'0" x 12'2" max x 10'9" min (2.75m x 3.72m max x 3.3m min)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.

### BEDROOM THREE
5'10" x 7'4" (1.8m x 2.24m )
UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

### BATHROOM/W.C.
7'2" x 8'7" max x 3'6" min (2.19m x 2.63m max x 1.08m min)
Frosted UPVC double glazed windows to the side and rear, chrome ladder style central heating radiator, concealed cistern low flush w.c., ceramic wash basin built into storage unit with mixer tap, spotlighting to the ceiling, coving to the ceiling, corner bath with tiled surround and mixer tap. Tiled splashback. Shower cubicle with mains fed overhead shower and shower head attachment, shower screen and tiling.



### OUTSIDE
To the front the garden is mainly a pebbled driveway providing off road parking for two cars and does have planted borders incorporating mature shrubs and flowers throughout with timber fencing to either side. To the rear the garden is mainly laid to lawn incorporating planted borders with mature trees and shrubs. There is a paved patio area ideal for outdoor dining an entertaining purposes, brick built outbuilding and is fully enclosed by timber fencing.

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

### 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.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.