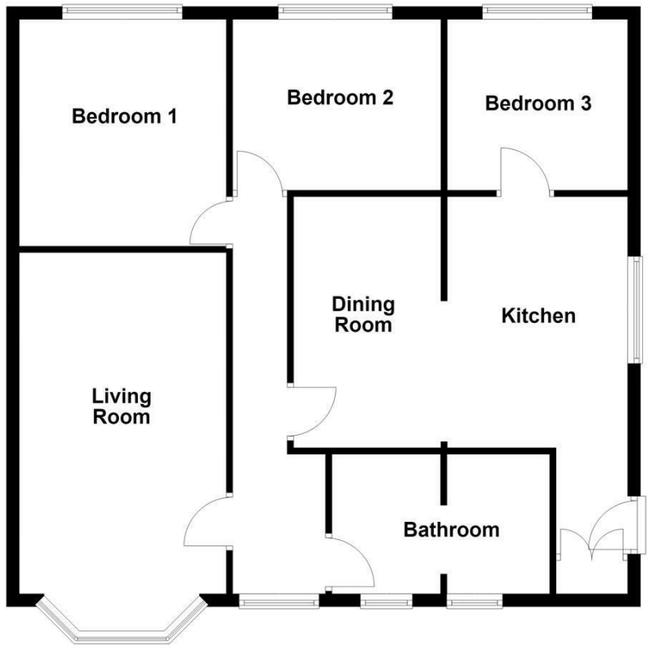
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



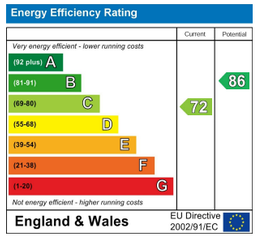
Total area: approx. 85.7 sq. metres (922.9 sq. feet)

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.



15 Oakland Drive, Netherton, Wakefield, WF4 4LZ

For Sale Freehold £299,950

A superb opportunity to purchase this spacious three bedroom semi detached true bungalow, occupying a generous corner plot with attractive gardens to all sides, ample off road parking, a full width extension and a detached garage. The property also benefits from full cavity wall insulation, complimented with a positive pressure ventilation system, and new steel construction electrical consumer unit, all installed in 2024.

The accommodation is accessed via a covered side entrance porch leading into a spacious modern fitted kitchen, which benefits from a useful built in double storage cupboard and a range of appliances which are included in the sale. A feature archway opens into the separate dining room which provides access into the hallway. From the kitchen, a door provide access to bedroom three. The inner hallway leads to a generous living room with an attractive bay window overlooking the front garden, together with a modern, large and thoughtfully designed four piece family bathroom and two further double bedrooms. Loft access is also available from the hallway. Externally, the property enjoys an attractive lawned front garden with established planted borders and mature hedging providing a good degree of privacy. A paved pathway extends around the property to a patio area, ideal for outdoor dining and entertaining, which opens onto a further lawned garden with a substantial timber shed. A private tarmac driveway provides ample off road parking and leads to the detached single garage, which benefits from an electric roller door, power, lighting and a separate side entrance.

Situated within the sought after village of Netherton, the property is conveniently positioned for a range of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 and M62 motorway networks are also only a short drive away, making the property convenient for those commuting further afield.

Offered for sale with no chain and vacant possession, an early viewing is highly recommended to fully appreciate the generous plot, spacious accommodation and excellent potential this attractive bungalow has to offer.



ACCOMMODATION



KITCHEN
18'3" x 8'11" (5.57m x 2.74m)
Composite side entrance door leading into the kitchen. Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Central heating radiator, fully tiled floor and useful double doored built-in cloaks cupboard with fixed coat hooks. Integrated twin oven and grill with four ring gas hob and extractor hood above. Space for a large freestanding freezer, together with a 1.5 stainless steel sink and drainer with swan neck mixer tap. Under counter washing machine and fridge/freezer. UPVC double glazed window overlooking the side aspect, feature archway leading into the dining room and door providing access to bedroom three.

DINING ROOM
7'6" x 13'1" (2.29m x 3.99m)
Coving to the ceiling, central heating radiator and door providing access to the inner hallway.

BEDROOM THREE
8'5" x 8'11" (2.58m x 2.72m)
UPVC double glazed window overlooking the rear aspect, central heating radiator and coving to the ceiling. This room is an extremely versatile space and can be used for a multitude of purposes.

INNER HALLWAY
UPVC double glazed window overlooking the front aspect, central heating radiator and doors providing access to the house bathroom, living room and two bedrooms. Loft access and built-in extractor fan to the ceiling.



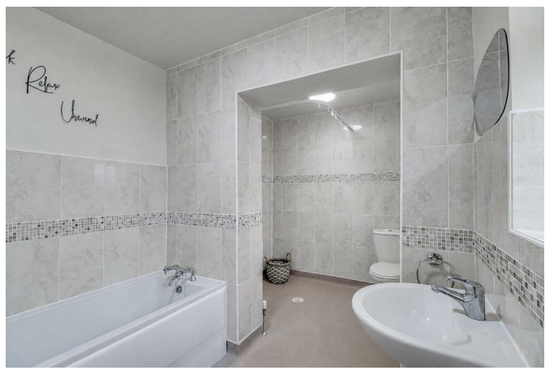
BEDROOM ONE
10'8" x 11'7" (3.27m x 3.54m)
Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and central heating radiator.



BEDROOM TWO
8'5" x 10'8" (2.58m x 3.26m)
Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and central heating radiator.



LIVING ROOM
10'7" x 19'5" (3.24m x 5.92m)
Coving to the ceiling, ceiling rose and two central heating radiators. UPVC double glazed bay window overlooking the front garden.



BATHROOM/W.C.
Feature archway dividing the bathroom into two sections. Fitted with a four piece suite comprising panelled bath with chrome mixer tap, pedestal wash basin with chrome mixer tap, electric shower with shower curtain rail and low flush W.C. Wet room style flooring, fully tiled walls within the second section and half tiled walls within the first section. Wall mounted extractor fan, inset spotlights to the ceiling, two frosted UPVC double glazed windows overlooking the front aspect and central heating radiator.



OUTSIDE
To the front of the property is an attractive lawned garden with planted borders to three sides, together with a paved pathway leading to the front entrance. A concrete pathway leads to a timber gate providing access to the side, where a further paved pathway runs past the porch. There is an external water connection beneath the kitchen window, raised planted border and mature hedging providing a good degree of privacy. A tarmac driveway provides off road parking and leads to the detached single garage. A timber gate from the driveway provides access to the rear garden, which is predominantly laid to lawn with a paved pathway leading to a timber shed. There is also a low maintenance pebbled border and planted border to the opposite side. A paved patio area provides an ideal space for outdoor dining and entertaining.



DETACHED GARAGE
18'10" x 9'6" (5.76m x 2.91m)
Electric roller door to the front, power and lighting, together with a useful store room to the rear. Timber framed glazed window to the side and timber door providing access into the rear garden.

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

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
EPC Rating C72. To view the full Energy Performance Certificate please call into one of our local offices.