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#### IMPORTANT NOTE TO PURCHASERS

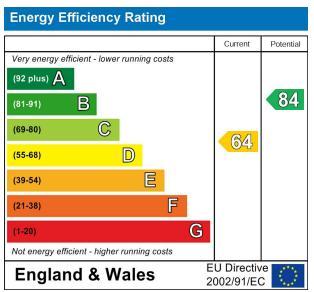
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 18 Green Lane, Overton, WF4 4RE

For Sale Freehold £255,000

Situated in Overton is this superbly presented three bedroom semi detached property benefitting from ample reception space, off road parking and attractive front and rear gardens.

The property briefly comprises of the entrance hall, living room, kitchen, dining room and downstairs w.c. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden with driveway running down the side of the property providing off road parking for at least four vehicles leading to the single detached garage. To the rear is a lawned garden incorporating stone paved patio area, perfect for al fresco dining, fully enclosed by timber fencing and hedging with mature conifers.

Situated in this popular location in Overton, the property is well placed for local amenities including shops, schools and bus routes.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Composite side entrance door, central heating radiator, stairs to the first floor landing with understairs storage cupboard and doors to the living room, kitchen and downstairs w.c.

### LIVING ROOM

16'2" x 10'9" [max] x 9'9" [min] (4.94m x 3.29m [max] x 2.98m [min])

UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and gas fireplace with marble hearth, surround and mantle.



### W.C.

5'10" x 3'4" (1.78m x 1.04m)

UPVC double glazed frosted window to the side, anthracite ladder style radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap and partially tiled.

### KITCHEN

16'1" x 10'9" [max] x 9'5" [min] (4.91m x 3.3m [max] x 2.88m [min])

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, space and plumbing for a gas cooker with splash back and stainless steel extractor hood above. Space and plumbing for a slimline dishwasher, space for a washing machine, space for a tumble dryer and space for a fridge/freezer. An opening through to the dining room, UPVC double glazed window to the rear and column central heating radiator.



### DINING ROOM

9'2" x 9'4" [max] x 6'5" [min] (2.8m x 2.85m [max] x 1.98m [min])

Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden. Central heating radiator.



### FIRST FLOOR LANDING

Loft access, doors to an overstairs storage cupboard, three bedrooms and the house bathroom.

### BEDROOM ONE

16'2" x 10'11" [max] x 9'11" [min] (4.94m x 3.34m [max] x 3.04m [min])

Two central heating radiators, UPVC double glazed windows to the rear and set of fitted wardrobes with sliding mirrored doors.



### BEDROOM TWO

6'11" x 10'10" (2.13m x 3.32m)

UPVC double glazed window to the front and central heating radiator.



### BEDROOM THREE

8'11" x 9'10" [max] x 7'7" [min] (2.73m x 3.01m [max] x 2.32m [min])

UPVC double glazed window to the front, central heating radiator and set of fitted wardrobes with sliding doors.



### BATHROOM/W.C.

5'5" x 7'10" (1.67m x 2.41m)

UPVC double glazed frosted window to the side, ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap and P-shaped bath with mixer tap, shower head attachment and over head shower. Extractor fan and fully tiled.



### OUTSIDE

To the front of the property is a lawned garden with paved and pebbled driveway providing off road parking for at least four vehicles extending to the rear with concrete area leading to the single detached garage with manual up and over door, power and light, window and door. The rear garden incorporates lawn with stone paved patio area, perfect for outdoor dining and entertaining surrounded by timber fencing and hedging with mature conifers.



### 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.