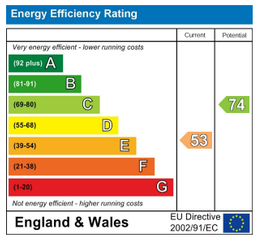
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

71 Old Road, Overton, Wakefield, WF4 4QX

For Sale Freehold £375,000

Boasting extensive views to the rear is this impeccably presented cottage with three bedrooms. Providing spacious living accommodation having been extended to the rear an early viewing is strongly advised.

Superbly appointed throughout the accommodation comprises entrance porch, guest w.c., open plan kitchen/breakfast room with extended dining area and lounge. To the first floor three bedrooms and the house bathroom/w.c. Outside, the property has dual opening gates leading onto a paved driveway. The garden is mainly laid to lawn with a paved seating area and low level fence with far reaching open aspect views.

Situated in this popular part of Overton, the property is well placed for local amenities including shops, schools and local bus routes travelling to and from Wakefield city centre. The motorway network is within easy reach, ideal for the commuter wishing to work or travel further afield.

A simply stunning family home which truly deserves a full external and internal inspection at your earliest convenience to fully appreciate the accommodation on offer and to avoid any disappointment.

ACCOMMODATION

ENTRANCE PORCH
Front facing composite glazed entrance door leads into the entrance vestibule, with a door through to the open plan living dining kitchen and a door off to the downstairs w.c./utility.

W.C./UTILITY
5'6" x 5'3" (1.69m x 1.62m)
Rear facing UPVC double glazed frosted glass window and is fitted with a low flush w.c. and pedestal wash basin with chrome mixer tap. Tiled flooring, part tiled walls, a double central heating radiator, and a utility area providing space and plumbing for an automatic washing machine.

OPEN PLAN DINING KITCHEN
26'3" x 17'5" (8.01m x 5.31m)
Fitted with a range of wall and base units with granite work surfaces, incorporating an inset 1.5 bowl sink and drainer with chrome swan neck mixer tap. Integrated appliances include a full size fridge, under counter freezer, full size dishwasher, integrated electric oven with microwave, and a range cooker. A central island provides additional storage and seating, and hardwood flooring runs throughout. Door leading down to the cellar and a further door leading through to the lounge. Front and rear UPVC double glazed windows, with the rear enjoying far reaching field views.

CELLAR
8'11" x 15'11" (2.74m x 4.87m)
A useful cellar space providing additional storage.

LOUNGE
8'11" x 15'11" m (2.74 x 4.87 m)
Front facing UPVC double glazed window, UPVC double glazed doors to the sitting room and door to the dining kitchen.

SITTING ROOM
9'1" x 13'6" (2.79m x 4.12m)
Front facing UPVC double glazed window offering far reaching views, two Velux windows flooding the space with natural light, a vaulted ceiling with spotlights, and continuation of the hardwood flooring.

FIRST FLOOR LANDING
Stairs lead to the first floor landing, with access to three bedrooms and the house bathroom.

BEDROOM ONE
12'9" x 10'5" (3.89m x 3.18m)
Rear facing UPVC double glazed window, double central heating radiator, and carpeted flooring.

BEDROOM TWO
12'9" x 9'10" (3.89m x 3.02m)
Rear facing UPVC double glazed window, double central heating radiator, carpeted flooring, and fitted wardrobes.

BEDROOM THREE
6'3" x 15'11" (1.92m x 4.87m)
Front and rear facing UPVC double glazed windows, carpeted flooring, a fitted bed, a range of fitted bedroom storage, and a double central heating radiator.

BATHROOM/W.C.
6'11" x 7'1" (2.12m x 2.16m)
Rear facing UPVC double glazed frosted glass window and is fitted with a three piece suite comprising a panel bath with mains-fed shower over, vanity unit with concealed cistern w.c. and wash basin with chrome mixer tap. A chrome heated towel rail, tiled flooring, part tiled walls and spotlights to the ceiling.

OUTSIDE
Externally, the property is set on a generous plot with gated access to a driveway and an enclosed, mainly lawned garden enjoying open countryside views beyond.

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

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.