



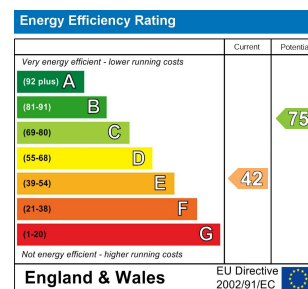
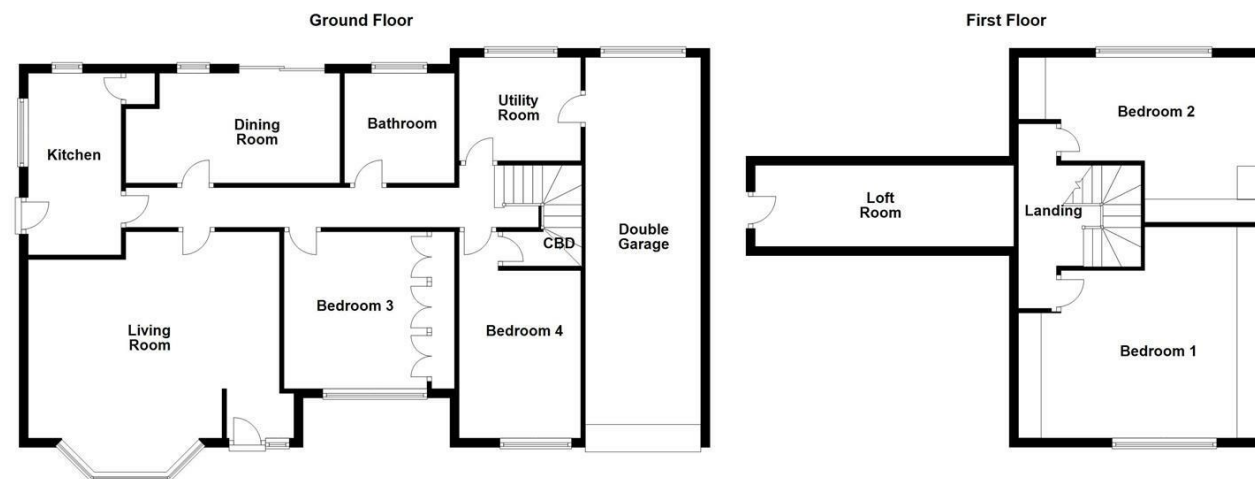
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01924 291 294

OSSETT  
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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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



**37 Green Lane, Overton, Wakefield, WF4 4RF**

**For Sale Freehold £425,000**

Offered to the market for sale for the first time is this corner plot position, well appointed and extended four bedroom detached bungalow benefiting from UPVC double glazing and gas central heating. The property has potential to develop further subject to the necessary permissions and consents.

The accommodation fully comprises kitchen, hallway, living room, dining room, utility room, two double bedrooms, bathroom and integral garage. To the first floor there are two further double bedrooms. Outside there are attractive and well manicured lawned gardens to the front and either side. Low maintenance flagged garden to the rear.

Situated in this popular location, the property is well placed for local amenities including shops, schools and bus routes. Simply a fantastic bungalow, ideal for the growing family and offered for sale with no chain and vacant possession upon completion and internal viewing comes highly recommended.



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**ACCOMMODATION**

**KITCHEN**

67' x 130' [2.03m x 3.97m]  
 UPVC side entrance door. Having a range of wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer tap, spaces for a cooker and fridge/freezer, boiler, UPVC double glazed windows to the side and rear, tiled splashbacks, door to the pantry, Immersion heater. Door to the inner hallway.



**INNER HALLWAY**

Doors to utility, living room, dining room, two bedrooms and bathroom/w.c. Staircase leading to the first floor. Radiator. Access to loft via drop down ladder.

**DINING ROOM**

710' x 154' [2.41m x 4.69m]  
 UPVC double glazed sliding patio doors to the rear, UPVC double glazed window to the rear, radiator, coving to the ceiling.



**LIVING ROOM**

155' x 1711' [4.72m x 5.48m]  
 UPVC door to the front with UPVC frosted window to the side, UPVC double glazed bay window to the front, three radiators, coving to the ceiling, gas fire with attractive marble fire surround.

**UTILITY ROOM**

89' x 74' [2.67m x 2.24m]  
 Work surface over base units incorporating sink, plumbing for washing machine, space for dryer, UPVC double glazed window to the rear, radiator and fitted storage cupboard. Door into the garage.

**BATHROOM/W.C.**

711' x 711' [2.42m x 2.42m]  
 Three piece suite comprising low flush w.c., wash basin over vanity unit and panelled bath with electric shower over. Part tiled walls, UPVC double glazed frosted window to the rear and radiator.



**BEDROOM THREE**

11'3' x 10'4' [3.43m x 3.15m]  
 Built in wardrobes to one wall, radiator and UPVC double glazed window to the front.



**BEDROOM FOUR**

12'3' x 8'9' [plus walk way 2'8' x 2'9'] [3.75m x 2.69m [plus walk way 0.83m x 0.85m]]  
 Door to understairs storage. UPVC double glazed window to the front and radiator.

**INTEGRAL TANDEM GARAGE**

278' x 82' [8.44m x 2.51m]  
 With electric door, radiator, creole, light and power. UPVC double glazed window to the rear. Water tap.

**FIRST FLOOR LANDING**

Doors to two further bedrooms.

**BEDROOM ONE**

176' x 151' max x 122' min [5.34m x 4.62m max x 3.71m min ]  
 Loft access, radiator, UPVC double glazed window to the front, fitted wardrobes, dressing table area and fitted wardrobes to a further wall.



**BEDROOM TWO**

14'8' x 10'1' max x 7'4' min [4.49m x 3.08m max x 2.24m min]  
 Built in wardrobes to two walls, UPVC double glazed window to rear and radiator.



**LOFT**

18'6' x 5'10' [5.64m x 1.80m]  
 A useful room that could be used for a variety of purposes. Light and power. Door into the eaves for further storage.

**OUTSIDE**

Tarmacadam driveway providing off road parking for several vehicles leading to the integral garage with electrically operated door. Occupying a corner plot position with well maintained lawned gardens to three sides, well stocked with plants, trees and shrubs bordering and incorporating a feature pond to the front. Timber framed shed. Enjoys a good degree of privacy. To the rear there is a low maintenance flagged garden incorporating timber decked patio area.



**COUNCIL TAX BAND**

The council tax band for this property is E.

**EPC RATING**

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

**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.