



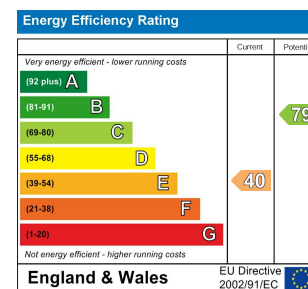
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58 Old Road, Overton, Wakefield, WF4 4QX

For Sale Freehold Offers Over £400,000

A superb opportunity to purchase this four bedroom detached family home, in need of updating throughout however offering huge potential and benefitting ample off road parking provided by a sweeping driveway, integral larger than average double garage and front and rear gardens.

The property fully comprises of porch leading into the entrance hall, bedroom four, the house bathroom/w.c., downstairs w.c., spacious living room with dual aspect windows and kitchen/diner to the rear to complete the ground floor. The first floor landing leads to three further double bedrooms, all boasting useful storage, with the main bedroom having it's own dressing room and en suite shower room/w.c. Outside to the front of the property there are double swing gates providing access onto a large tarmac sweeping driveway providing ample off road parking for five-six vehicles. An attractive lawned front garden with planted borders. Whilst to the rear, an L-shaped attractive lawned garden with paved patio area sweeping around the kitchen/diner with conifer hedging making it completely private.

The property is located within the sought after village of Overton with main bus routes running to and from Wakefield city centre and close to the local amenities and schools located nearby. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield, but still enjoying a semi rural location.

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

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

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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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

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ACCOMMODATION

ENTRANCE PORCH

Two UPVC double glazed frosted windows on either side of the door and two double timber doors leading into the entrance hall.

ENTRANCE HALL

Two wall lights, coving to the ceiling, central heating radiator and staircase leading to the first floor landing. Doors providing access to the bedroom four, bathroom, w.c. and living room.

BEDROOM FOUR

9'10" x 16'2" (3.01m x 4.94m)

Range of fitted wardrobes to one wall with storage cupboards above, fitted dressing table with fitted drawers, central heating radiator and UPVC double glazed window overlooking the front aspect.



BATHROOM/W.C.

9'11" (max x 7'10" (min) x 9'11" (3.03m (max x 2.41m (min) x 3.03m)

Three piece suite comprising corner bath with mixer tap and shower attachment, pedestal wash basin with two taps and low flush w.c. Central heating radiator, fully tiled walls, extractor fan, inset spotlights to the ceiling and UPVC double glazed frosted window to the rear aspect.



W.C.

3'5" (max) x 2'5" (min) x 8'0" (1.05m (max) x 0.76m (min) x 2.45m)

Two piece suite comprising pedestal wash basin with two taps and low flush w.c. Central heating radiator, and wall mounted extractor fan.

LIVING ROOM

14'10" x 24'3" (4.54m x 7.41m)

Four wall lights, inset spotlights to the ceiling, coving to the ceiling, two central heating radiators, UPVC double glazed windows to the front and rear and timber door providing access into the kitchen/diner.



KITCHEN/DINER

15'2" x 12'5" (4.64m x 3.80m)

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, integrated double oven and grill with four ring gas hob and cooker hood over. Space for a large fridge freezer, space and plumbing for a washing machine, plumbing and drainage for a dishwasher, door providing access into the pantry cupboard and UPVC double glazed window and door to the rear garden



FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation and doors providing access to three bedrooms. Small cupboard doors providing access into the eaves with two double built in wardrobes. Central heating radiator and two wall lights.

BEDROOM ONE

9'8" (min) x 12'8" (max) x 18'7" (2.95m (min) x 3.88m (max) x 5.67m)

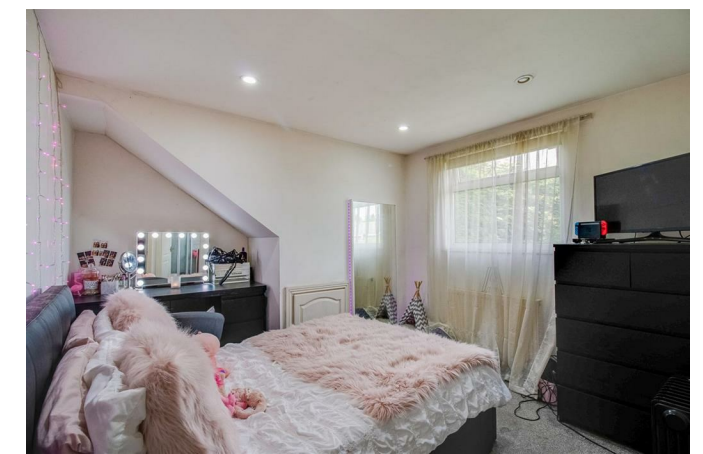
Two UPVC double glazed windows overlooking the front elevation, two central heating radiators, four wall lights, two small cupboard doors providing access into storage cupboards and timber door leading into the dressing room.



DRESSING ROOM

11'11" (max) x 8'11" (min) x 10'6" (3.65m (max) x 2.74m (min) x 3.21m)

Inset spotlights to the ceiling, UPVC double glazed windows overlooking the rear elevation, central heating radiator and small cupboard door providing access into storage cupboard. Timber door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'10" x 7'6" (1.79m x 2.30m)

Three piece suite comprising curved corner shower cubicle with mixer shower, wash basin built into tiled work surface with vanity cupboard below and low flush w.c. Fully tiled walls and ceiling, inset spotlights to the ceiling, UPVC double glazed frosted window to the rear elevation and white ladder style radiator.

BEDROOM TWO

14'11" x 8'5" (4.55m x 2.57m)

Two UPVC double glazed windows overlooking the front elevation, central heating radiator and built in double wardrobe.

BEDROOM THREE

8'1" x 10'4" (2.47m x 3.16m)

Wall light, central heating radiator, double wardrobe and single wardrobe and UPVC double glazed window overlooking the front elevation.

INTEGRAL GARAGE

18'9" x 29'10" (5.72m x 9.11m)

UPVC double glazed windows, UPVC double glazed rear door, power and light within and plumbing and drainage for a washing machine.

OUTSIDE

To the front of the property there is a double swing gate providing access onto a sweeping tarmac driveway leading up the integral larger than average double garage with electric roller door and three outside lights surrounding. An attractive lawned front garden with planted borders and steps leading up to the front entrance door with outside light to the side of the door. Within the rear garden, there is a paved patio area flowing around the rear with an attractive lawned garden flowing around the side and rear with a low maintenance artificial lawned seating area with paved pathways surrounding. Mature trees and bushes border with conifer hedging making it completely private. There are seven outside lights to the rear and a water point connection.



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.