



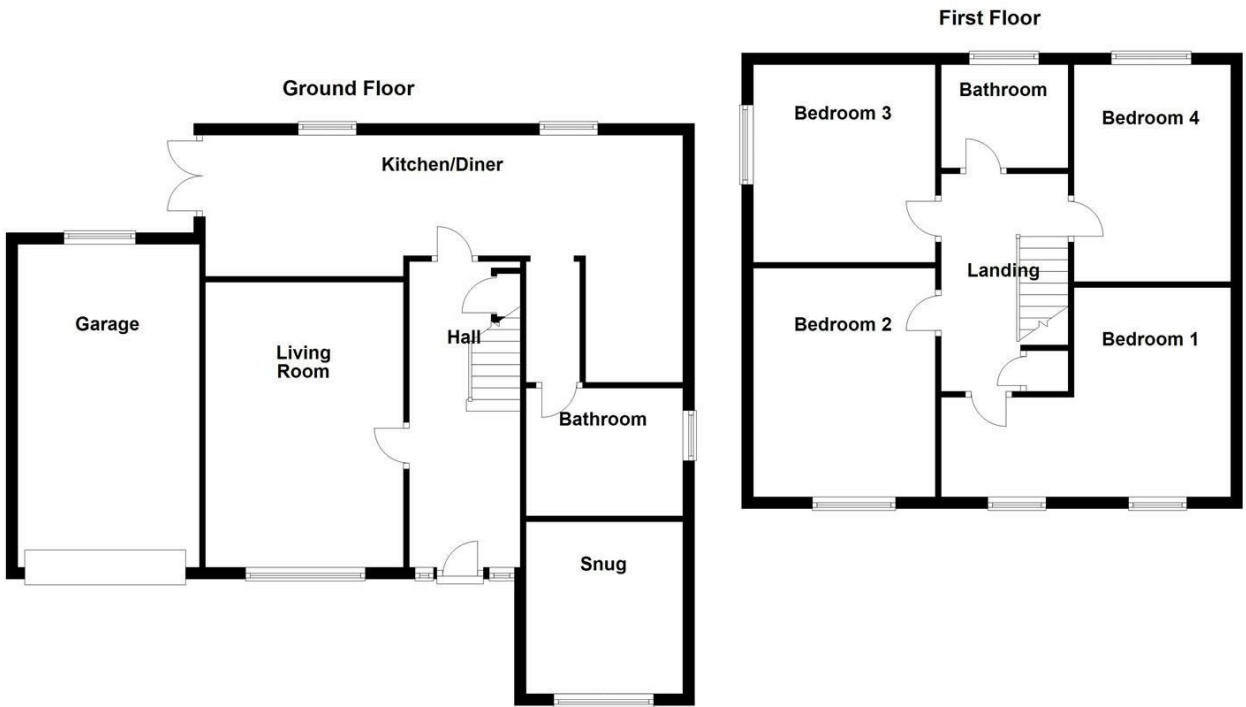
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**IMPORTANT NOTE TO PURCHASERS**

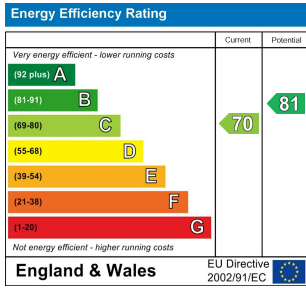
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

**7 Wood Mount, Overton, Wakefield, WF4 4SB**

**For Sale Freehold £385,000**

Occupying a spacious corner plot in Overton is this four bedroom detached property benefitting from driveway parking, garage and lawned gardens.

The property briefly comprises of entrance hall, living room, kitchen/diner with access to a room which has potential to be a downstairs bathroom and snug. The first floor landing provides access to four bedrooms and the family bathroom/w.c. Externally there is ample driveway parking, attached garage and low maintenance lawns. To the side and rear is a flagged patio seating area and a further lawn.

The property is well placed to local amenities including shops and schools, whilst only being a short drive away from surrounding towns.

Simply a fantastic family home and a viewing is highly recommended.



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## ACCOMMODATION

### HALLWAY

Entrance door, door leading through to the snug, two central heating radiators, built in storage cupboard under the stairs, access to the living room and kitchen diner.

### LIVING ROOM

17'3" x 11'3" [5.28m x 3.43m]

UPVC double glazed window to the front elevation, two central heating radiators and space for a multi fuel burner.



### KITCHEN/DINER

26'11" x 14'4" [max] [8.21m x 4.37m [max]]

Two UPVC double glazed windows to the rear elevation and side UPVC French doors. Two central heating

radiators, space for a dining table and chairs and spotlights to the ceiling. Base units with laminate work tops, freestanding gas oven, 1 1/2 stainless steel unit, space for a washing machine and dryer. Opening leading through to the plumbing for a downstairs bathroom.



### BATHROOM/W.C.

8'11" x 7'2" [2.73m x 2.19m]

UPVC double glazed frosted window to the side elevation, spotlights to the ceiling and plumbing to be a downstairs bathroom.

### SNUG

9'8" x 8'7" [2.96m x 2.63m]

UPVC double glazed window to the front elevation and two central heating radiators.

### FIRST FLOOR LANDING

Access to four bedrooms and family bathroom. Central heating radiator and built in storage cupboard over the stairs.

### BEDROOM ONE

16'5" [max] x 11'9" [max] [5.01m [max] x 3.59m [max]]

Two UPVC double glazed windows to the front elevation and two central heating radiators.



### BEDROOM TWO

12'11" x 10'4" [3.96m x 3.15m]

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



### BEDROOM THREE

11'1" x 10'4" [3.38m x 3.17m]

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

### BEDROOM FOUR

12'3" x 9'0" [3.75m x 2.76m]

UPVC double glazed window to the rear elevation and central heating radiator. Currently used as a home office.

### BATHROOM/W.C.

7'0" x 5'5" [2.15m x 1.66m]

UPVC double glazed frosted window to the rear elevation, three piece suite comprising wall mounted shower over

the bath, wash basin and low flush w.c. Central heating radiator and tiled walls.



### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking and an attached garage with up and over door and low maintenance lawn. The property sits on a good sized corner plot with good sized side and rear lawns with wood fencings surrounding and small flagged patio.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.