



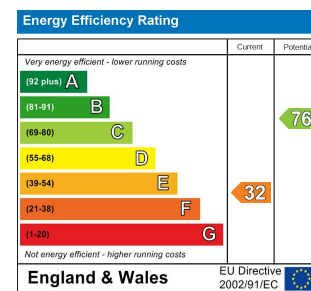
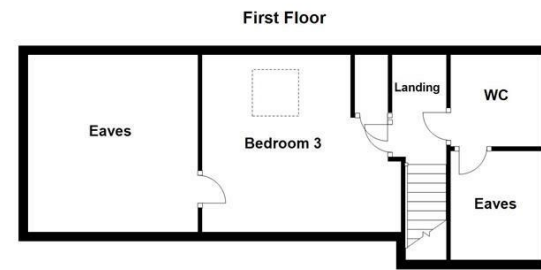
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**PROPERTY ALERTS**

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.

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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.



**125 Old Road, Overton, Wakefield, WF4 4RB**

**For Sale Freehold £350,000**

Offered for sale with no chain vacant possession and in need of updating throughout however offering huge potential is this is this generously proportioned three bedroom detached bungalow benefitting from two reception rooms plus conservatory, broad driveway providing ample off road parking and gardens to the side and rear.

The property briefly comprises of entrance porch, attached garage, inner hallway leading to the utility room, kitchen with pantry cupboard off, dining room, living room, conservatory, two bedrooms and the bathroom/w.c. Stairs lead to the first floor lead to a third bedroom and w.c. Outside to the front is a large driveway providing ample off road parking for several vehicles leading to the single attached garage. To the side is a paved pathway to the rear and the other side is tiered and laid to lawn incorporating mature shrubs and fruit trees. To the rear is a lawned garden with plants, mature trees and raised planted beds with paved patio area, perfect for outdoor dining and enclosed by timber fencing.

The property is ideally located for all local shops and amenities, whilst also only being a short drive away from surrounding towns including Ossett and Horbury.

Only a full internal inspection will reveal the potential on offer at this deceptively spacious home and an early viewing is 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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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



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#### ACCOMMODATION

##### ENTRANCE PORCH

UPVC double glazed entrance door, timber framed frosted door into the inner hallway and door to the garage.

##### GARAGE

178" x 122" [5.39m x 3.73m]

UPVC double glazed windows to either side, power and light. Up and over door.

##### HALLWAY

Two central heating radiators, stairs to the first floor landing with stair lift and under stairs storage cupboard. Doors to the utility, kitchen, bathroom, living room and two bedrooms.

##### UTILITY ROOM

6'5" x 6'7" [max] x 4'1" [min] [1.98m x 2.01m [max] x 1.26m [min]]

Timber framed double glazed window to the side, access to a storage cupboard, ceramic wash basin with tiled splash back and the boiler is housed in here.

##### KITCHEN

86" x 109" [2.6m x 3.3m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a gas cooker and washing machine. Serving hatch into the dining room, timber framed double glazed window to the front, door to the dining room, sliding door to a pantry cupboard, central heating radiator and fitted storage cupboard.

##### PANTRY CUPBOARD

29" x 77" [0.85m x 2.32m]

Range of shelving units.

#### DINING ROOM

11'10" x 11'4" [3.63m x 3.47m]

Timber framed double glazed windows to the front and side, a set of sliding doors into the living room, coving to the ceiling, central heating radiator and serving hatch into the kitchen.

#### LIVING ROOM

16'10" x 11'10" [5.15m x 3.63m]

Gas fireplace, two central heating radiators, coving to the ceiling, timber framed double glazed window to the side, a set of timber framed windows and door to the conservatory. Door to the inner hallway.



#### CONSERVATORY

8'11" x 11'4" [2.73m x 3.46m]

Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden. Wall mounted storage heater.



#### BEDROOM ONE

12'10" x 12'11" [max] x 10'10" [min] [3.92m x 3.95m [max] x 3.32m [min]]

Timber framed double glazed window to the rear, central heating radiator and access to fitted wardrobes.



#### BEDROOM TWO

12'11" x 12'10" [max] x 10'9" [min] [3.95m x 3.93m [max] x 3.3m [min]]

Timber framed double glazed window to the rear, central heating radiator, wall mounted storage heater and fitted wardrobes.

#### BATHROOM/W.C.

8'4" x 6'4" [2.55m x 1.95m]

Timber framed double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin, panelled bath and shower head attachment. Partially tiled.



#### FIRST FLOOR LANDING

Access to a w.c. and a third bedroom.

#### BEDROOM THREE

13'8" x 12'5" [max] x 2'9" [min] [4.18m x 3.79m [max] x 0.84m [min]]

Door to the storage eaves, central heating radiator, velux skylight and access to a storage cupboard.



#### W.C.

6'3" x 6'8" [max] x 5'8" [min] [1.93m x 2.04m [max] x 1.73m [min]]

Access to storage eaves, extractor fan, low flush w.c. and pedestal wash basin.

#### OUTSIDE

To the front of the property is a large tarmac driveway providing ample off road parking leading to the single attached garage. To the side is a paved pathway to the rear and the other side is tiered and laid to lawn incorporating mature shrubs and fruit trees. To the rear is a lawned garden with plants, mature trees and raised planted beds with paved patio area, perfect for outdoor dining and enclosed by timber fencing.



#### COUNCIL TAX BAND

The council tax band for this property is D.

#### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

#### 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.