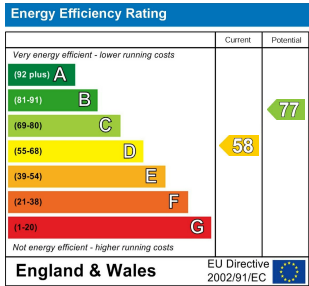


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 30 Wood Mount, Overton, Wakefield, WF4 4SB

### For Sale Freehold £470,000

Enjoying a pleasant cul-de-sac location, this beautifully renovated four bedroom detached bungalow is set on a substantial double plot, encompassing over 1/3 of an acre. Fully updated throughout and ready to move into, the property benefits from no onward chain. It boasts three spacious reception rooms, a newly installed modern kitchen, and two newly fitted bathrooms, along with a newly installed boiler and heating system. There is ample driveway parking and a large attractive rear garden.

The accommodation briefly comprises an entrance hall, living room, dining room, sitting room, modern kitchen with a separate wash room, family bathroom, and four bedrooms, including a principal bedroom with a dressing area and en suite shower room. Externally, the front features a wide driveway providing off road parking for several vehicles and a detached double garage. Wrapping around the rear is a large, well maintained south facing lawned garden, easily accessible without the need for steps incorporating a newly built Indian stone paved patio and a rockery-style garden filled with plants, trees, and shrubs.

Located in the highly sought-after village of Overton, the property offers convenient access to local shops, schools, and recreational facilities. The nearby towns of Ossett and Wakefield provide a wider range of amenities, and the motorway network is just a short drive away.

An internal inspection is essential to fully appreciate the quality of this exceptional home, and early viewing is highly recommended.





ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door with frosted panels, coving to the ceiling, inset spotlights, central heating radiator, loft access and doors to four bedrooms, house bathroom, kitchen, living room, wash room, storage cupboard and boiler cupboard.

LIVING ROOM

15'9" x 11'10" [4.81m x 3.63m]  
Coving to the ceiling, UPVC double glazed windows overlooking the front and side aspect, coving to the ceiling, central heating radiator and living flame effect gas fire on a granite hearth with cast iron detailing and granite surround. Door providing access into the dining room.



DINING ROOM

8'11" x 10'7" [2.73m x 3.25m]  
Coving to the ceiling, serving hatch through to the kitchen, central heating radiator and feature archway providing access into the sitting room. Door to the kitchen.

SITTING ROOM

9'9" x 15'9" [2.98m x 4.82m]  
Loft access, UPVC double glazed window overlooking the side aspect with side door and a set of UPVC double glazed French doors to the rear garden. Electric fire on a marble heath with marble decorative surround and interior. Central heating radiator and door to the kitchen.



KITCHEN

8'11" x 11'6" [2.73m x 3.52m]  
Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap, an American style fridge/freezer, integrated dishwasher, Range cooker with cooker hood. Laminate flooring, UPVC double glazed window overlooking the rear aspect, inset spotlights to the ceiling and serving hatch through to the dining room.

WASH ROOM

Laminate work surface over with space and plumbing for a washing machine and dryer.

BATHROOM/W.C.

7'10" [max] x 5'9" [min] x 8'0" [2.39m [max] x 1.77m [min] x 2.45m]  
Four piece suite comprising walk in shower cubicle with double glass door and mixer shower, ceramic high gloss vanity wash basin with mixer tap, low flush w.c. and panelled bath with centralised mixer tap. Fully tiled walls and floor. Wall mounted extractor fan, inset spotlights to the ceiling, chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear aspect.



BEDROOM ONE

12'6" x 9'1" [3.82m x 2.77m]  
Coving to the ceiling, UPVC double glazed window overlooking the front aspect, central heating radiator and an opening into the dressing area.



DRESSING AREA

3'0" [min] x 4'10" [max] x 8'11" [0.92m [min] x 1.49m [max] x 2.73m]  
UPVC double glazed window overlooking the side aspect, coving to the ceiling and double doored built in storage cupboard. Door providing access to the modern en suite shower room.

EN SUITE SHOWER ROOM/W.C.

5'0" [max] x 3'4" [min] x 8'9" [1.53m [max] x 1.04m [min] x 2.69m]  
Three piece suite comprising walk in shower cubicle with solid glass shower screen and mixer shower, low flush w.c. and pedestal wash basin with chrome mixer tap. Fully tiled walls and floor. Chrome ladder style radiator, inset spotlights to the ceiling and extractor fan.



BEDROOM TWO

11'11" x 8'11" [3.65m x 2.72m]  
UPVC double glazed window overlooking the side aspect, central heating radiator and coving to the ceiling.

BEDROOM THREE

9'0" x 10'8" [2.75m x 3.27m]  
UPVC double glazed window overlooking the side aspect, coving to the ceiling and central heating radiator.

BEDROOM FOUR

6'2" x 11'11" [1.88m x 3.64m]  
UPVC double glazed window overlooking the side aspect, central heating radiator and coving to the ceiling.

OUTSIDE

The broad paved driveway is accessed to the front via timber swing gates leading to the detached double garage. There is also a pebbled driveway furthering the off road parking continuing round the front of the property. To the rear is a south facing large attractive lawned garden with outside light, sensor and newly built Indian stone paved patio area, perfect for entertaining and dining purposes which gets sun in the morning and evening and a unique brick built wendy house. A paved pathway runs through a rockery style garden with plants, trees and bushes within. The garden offers the advantage of being easily accessible without the need for steps.



DOUBLE GARAGE

18'0" x 19'1" [5.51m x 5.84m]  
Manual up and over door to the front, side entrance door, two windows, power and light within.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:  
"A wonderful home for a growing family or an empty nest, the outdoors is a gardener's dream and the inside a sun filled oasis from the modern world with space for home offices, hobby rooms and more."

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.