WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

37 Oakland Drive, Netherton, Wakefield, WF4 4LZ

For Sale Freehold £220,000

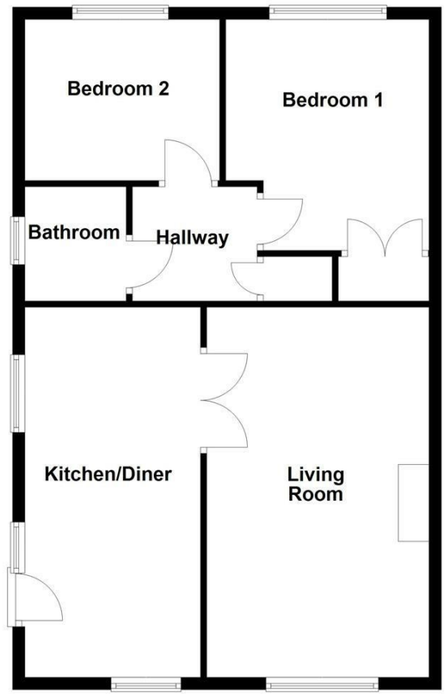
Situated in this highly desirable location is this two bedroom semi detached bungalow benefitting from well proportioned accommodation, driveway with garage and front and rear lawned gardens.

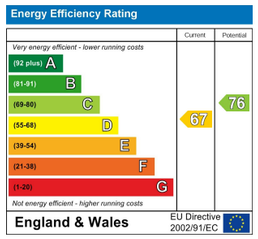
The property briefly comprises of the kitchen/diner, living room, hallway leading to two bedrooms and bathroom. Outside to the front is a lawned garden and driveway providing off road parking with shared driveway to the side leading to the single garage. To the rear is an enclosed garden, predominantly laid to lawn with paved patio area, perfect for al fresco dining.

Situated in the sought after village of Netherton, close to the schools and amenities nearby. Local bus routes travel to and from Wakefield. The M1 motorway is a short drive away for those looking to travel further afield and an internal viewing comes recommended.

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

Ground Floor





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.

ACCOMMODATION

KITCHEN/DINER
19'9" x 9'3" (6.02m x 2.84m)

UPVC double glazed front entrance door. Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap, integrated under counter fridge and freezer, space and plumbing for a gas cooker with extractor hood, space and plumbing for a washing machine and dryer. Matching cupboard housing the combi boiler, UPVC double glazed windows to the side and front, door to the hallway, a set of double doors to the living room, spotlights and central heating radiator.

LIVING ROOM
18'10" x 11'10" (max) x 11'4" (min) (5.75m x 3.63m (max) x 3.47m (min))

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and living flame effect gas fireplace with tiled hearth, surround and ornate mantle.

HALLWAY
Loft access, storage cupboard, doors to two bedrooms and bathroom.

BEDROOM ONE
12'3" x 10'10" (max) x 8'10" (min) (3.75m x 3.32m (max) x 2.71m (min))

Double doored storage cupboard, central heating radiator and UPVC double glazed window to the rear.

BEDROOM TWO
10'5" x 8'7" (3.2m x 2.62m)

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

BATHROOM/W.C.
5'4" x 6'0" (1.65m x 1.85m)

Low flush w.c., ceramic wash basin with storage and mixer tap, P-shaped bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the side and chrome ladder style radiator.

OUTSIDE
To the front is a lawned garden with mature shrubs and driveway providing off road parking with a shared driveway running down the side of the property to the single garage with up and over door. To the rear is a garden, mainly laid to lawn with mature shrubs and trees with a paved patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.

COUNCIL TAX BAND
The council tax band for this property is B.

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 Normanton 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.