50 Highfield Crescent, Overton WF4 4RA

OFFERS AROUND
£295,000

A FOUR BEDROOM SEMI-DETACHED PROPERTY WITH SPACIOUS LIVING ACCOMMODATION, ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY PROPERTIES

ENTRANCE HALLWAY 13′3″ apx x 6′1″ apx

You enter the property through a white uPVC door into a welcoming hallway with space to remove outdoor clothing and shoes on arrival. Wood effect laminate flooring runs underfoot. An understairs cupboard provides storage for household items. A carpeted staircase with a timber balustrade ascends to the first floor. A front facing window allows natural light to enter and a door leads into the dining room.

DINING ROOM 16′7″ apx x 10′5″ apx

This fantastic dining room has practical wood effect laminate flooring underfoot and ample space for a good sized table and chairs. A large opening leads through to the lounge and doors lead to the entrance hallway, downstairs bedroom and dining kitchen.

LOUNGE 10′0″ apx x 13′2″ apx

The lounge is located to the front of the property with a bay window offering views of the front garden and street. An inglenook fireplace houses a log burner with a stone hearth and wooden mantel creating a lovely focal point in the room. A large opening leads through to the dining room.

DOWNSTAIRS BEDROOM / OFFICE / SNUG 10'5" apx x 9'10" apx

This downstairs bedroom has views of the garden from its window. The room is stylishly decorated with wood panelling and there is plenty of space for freestanding bedroom furniture. There is a central spotlight fitting. A door leads to the dining room.

BREAKFAST KITCHEN 13'10" apx x 9'9" apx

Positioned to the rear of the property with a window looking out to the garden, this light and airy kitchen is fitted with a range of gloss white base and wall units, granite effect acrylic worktops and upstands and a Belfast sink with shower tap attachment. Cooking facilities comprise a five burner gas hob with angled extractor fan over and a single electric fan oven. Integrated appliances include a tall fridge freezer and a dishwasher and there is space to neatly hide a washing machine. Muted green ceramic tiles run underoot and spotlights to the ceiling complete the room. A part glazed uPVC door allows access to the garden and a door leads to the dining room.

FIRST FLOOR LANDING 6'7" apx x 7'10" apx

A carpeted staircase with a timber balustrade ascends to the first floor landing which has light cascading in from a side facing window. A hatch gives access to the loft and doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 10′9″ apx x 9′8″ apx

Positioned to the rear of the property with garden views from its large window, this charming double bedroom has ample space for freestanding bedroom furniture. The room is tastefully decorated with a central spotlight fitting. A door leads to the landing.

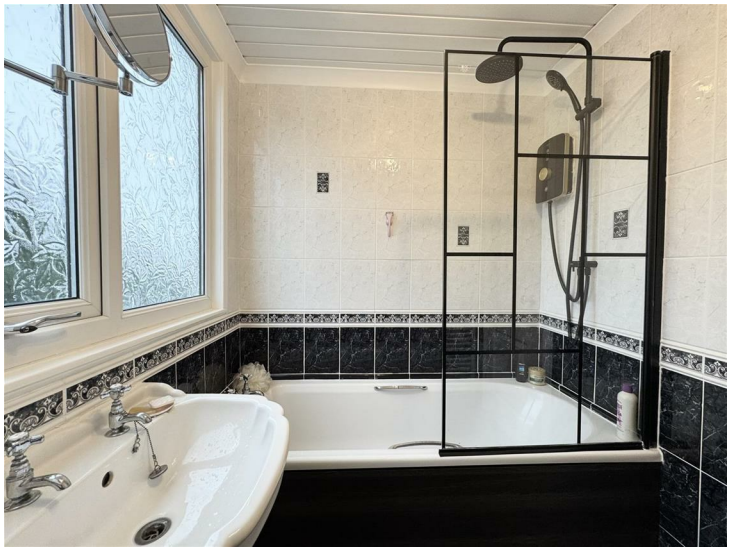
BEDROOM TWO 9′8″ apx x 13′0″ apx

This second double bedroom can be found to the front of the property with views out to the street and cricket ground beyond. There are fitted wardrobes and matching drawers to one wall providing a great amount of storage and there is still space for further items of freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 6′6″ apx x 10′1″ apx

This third bedroom has a cupboard over the stairs bulk head housing the property's central heating boiler and providing some storage too. There is ample space for freestanding bedroom furniture. A window looks out to the street and a door leads to the landing.

HOUSE BATHROOM 6′6″ apx x 5′7″ apx



This monochrome bathroom is fully tiled with a decorative border and fitted with a three piece white suite comprising a bath with a black waterfall electric shower over with a protective glass screen alongside a pedestal hand wash basin with chrome taps and a low level WC. PVC cladding adorns the ceiling and there is a central spotlight fitting. Wood effect vinyl flooring runs underfoot. A built in cupboard allows storage for bathroom essentials. An obscure window allows natural light to enter and a door leads to the landing.

FRONT, PARKING & GARAGE 9′1″ apx x 16′4″ apx

To the front of the property is an attractive garden space with hedges to the perimeter providing privacy from the road. A driveway sits in front of a single garage which has an up and over door, light and power. The property's solar panel inverter is also located in here. A path runs down the side of the garage to the rear garden.

REAR GARDEN

To the rear of the property is an enclosed rear garden which has been designed to include a play area for the children and planted beds with a lawn area too.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Wakefield Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property (extension 1995) and it is unknown if the relevant building regulation and/or planning permission paperwork is available.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES
Water supply - Mains water
Sewerage - Mains
Electricity - Mains / Solar panels
Heating Source - Mains Gas
Broadband - Suggested speeds up to 10000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

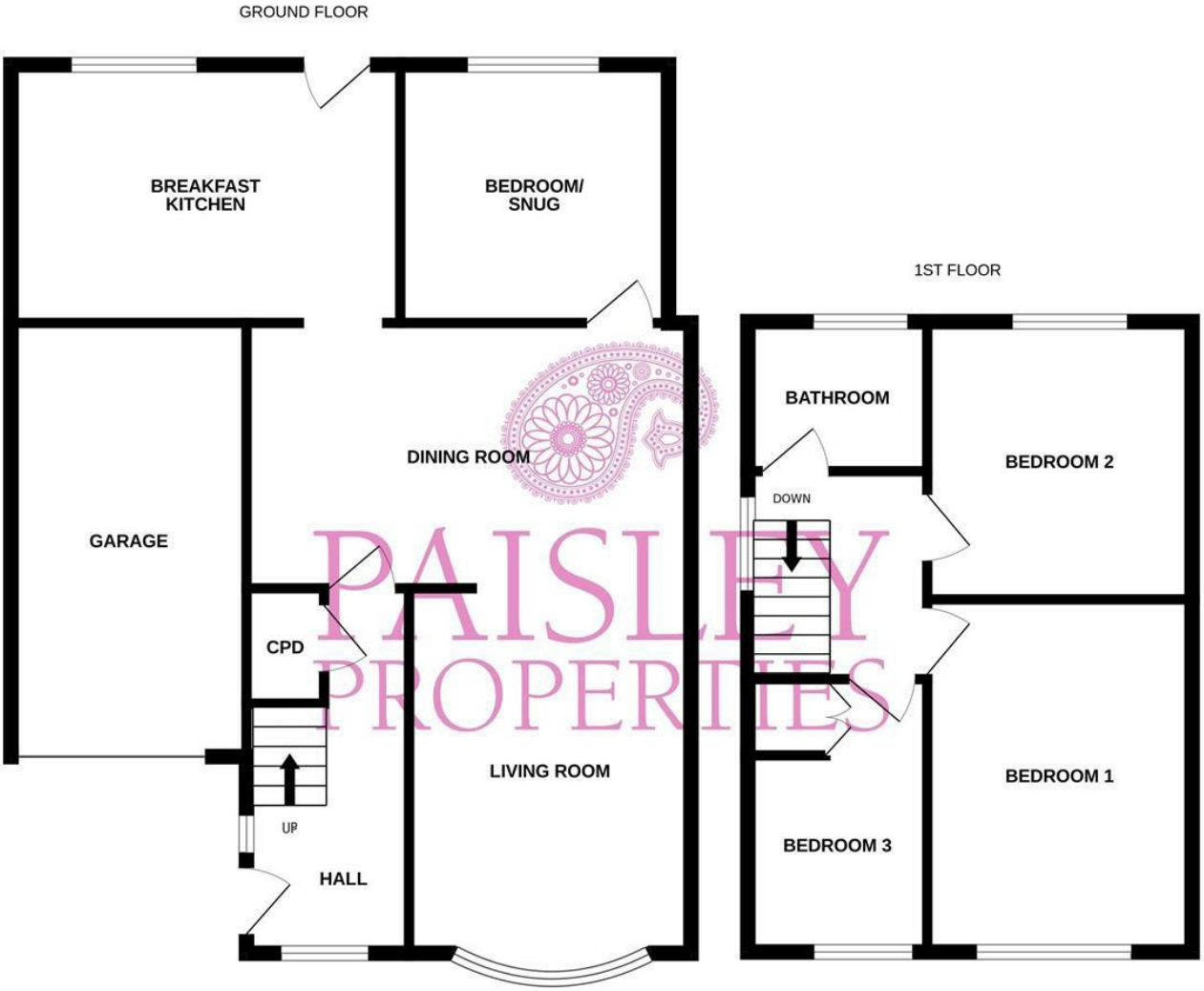
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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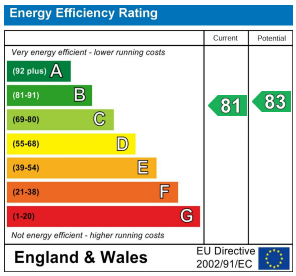

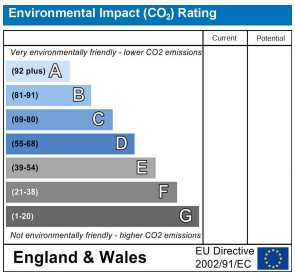

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