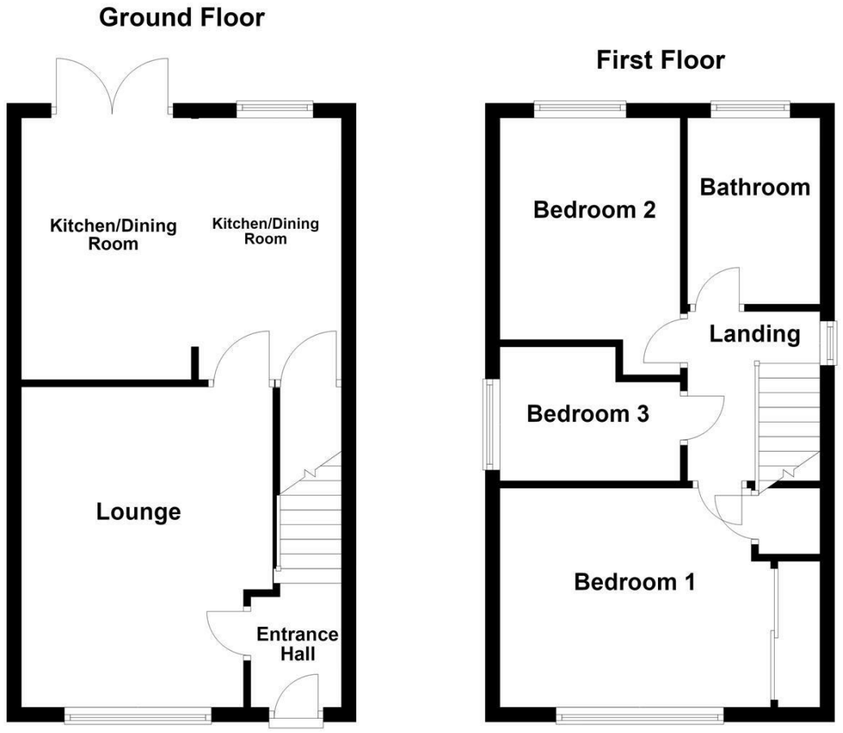
Richard Kendall Estate Agent

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25 Oakland Drive, Netherton, Wakefield, WF4 4LZ

For Sale Freehold £300,000

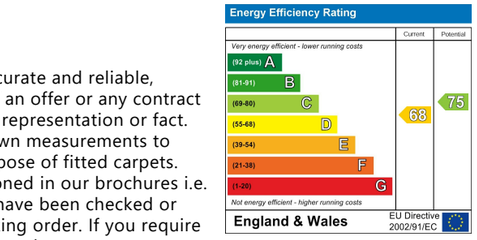
Occupying a popular residential position is this attractive three bedroom detached family home. Offering spacious and well proportioned accommodation, the property benefits from a generous living room, open plan kitchen diner, gardens to both the front and rear, ample driveway parking and a detached single garage.

The accommodation comprises a welcoming entrance hall leading through to the spacious living room, together with an open plan kitchen and dining room providing an excellent sociable space for everyday family life and entertaining. To the first floor are three well proportioned bedrooms together with the main family bathroom. Externally, the property benefits from attractive garden areas to both the front and rear. A long driveway provides ample off road parking and leads to the detached single garage, offering useful additional parking and storage.

The property enjoys an appealing setting surrounded by delightful countryside, providing excellent opportunities for walking and outdoor recreation, while remaining particularly well placed for commuters. Junction 39 of the M1 motorway is approximately three miles away, providing convenient access to the wider motorway network.

The village itself offers a good range of everyday amenities and facilities, including a junior and infant school, church, post office, local shops and public house, together with public transport connections.

This attractive property represents an excellent opportunity for couples and growing families alike. An early viewing is highly recommended to fully appreciate the accommodation, setting and potential this family home has to offer.



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

ENTRANCE HALL
Front UPVC entrance door providing access into the entrance hallway. Staircase off to the first floor landing, central heating radiator and door off to the lounge.

LOUNGE
14'3" x 11'3" (4.36m x 3.45m)
Coving to the ceiling, UPVC double glazed window to the front elevation, central heating radiator, feature log burning stove, laminate flooring and door off into the open plan kitchen dining room.

KITCHEN/DINING ROOM
14'5" x 11'8" (4.40m x 3.56m)
A range of modern base and wall units incorporating sink and drainer with mixer tap, oven and grill with four ring gas hob and extractor hood. Matching cupboards with provision for a dishwasher and washing machine. Central heating radiator, UPVC double glazed window and French doors to the rear elevation.

FIRST FLOOR LANDING
Loft access point, access to three bedrooms, house bathroom and a UPVC double glazed frosted window to the side elevation.

BEDROOM ONE
12'2" x 9'11" (3.71 x 3.03m)
Fitted wardrobes, over stairs storage cupboard, UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
9'10" x 8'1" (3.02m x 2.47m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
8'0" x 6'0" (2.46m x 1.85m)
UPVC double glazed window to the side elevation and central heating radiator.

BATHROOM/W.C.
8'4" x 5'11" (2.56m x 1.81m)
Three piece white suite comprising of a low flush w.c., pedestal wash basin with with two chrome taps, panelled bath with shower over. Fully tiled walls and floor, central heating radiator and UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front, the property has a lawned garden with a driveway, which continues to the side of the property through gates leading to a detached pre-fabricated single garage with up and over door, power and lighting. The rear garden is enclosed with a paved seating area, lawn section, plants and borders surround.

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

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.