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



13 Highfield Crescent, Overton, Wakefield, WF4 4QZ

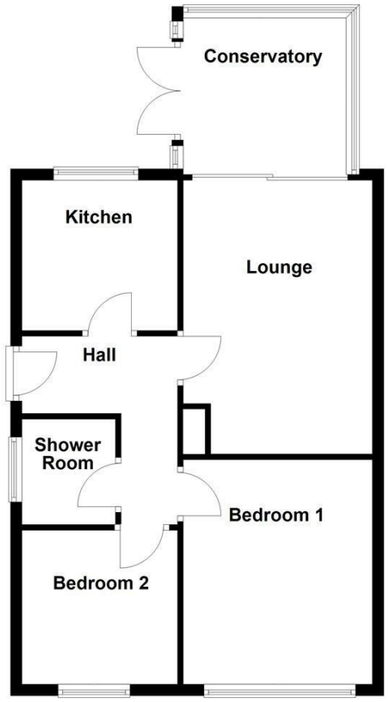
For Sale Freehold Offers Over £240,000

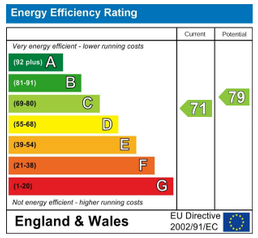
Situated in the sought after village of Overton, this well presented two bedroom semi-detached bungalow offers well maintained accommodation throughout and benefits from driveway parking, a conservatory, and attractive gardens.

The accommodation briefly comprises an entrance hall, fitted kitchen, spacious lounge, conservatory, two bedrooms, and a recently renovated modern shower room. The loft is partially boarded with an access ladder. Externally, the property enjoys low maintenance gardens to both the front and rear, with the rear garden taking full advantage of superb far reaching views across the surrounding countryside. A private driveway provides convenient off street parking.

Ideally positioned for access to a range of local shops, amenities, and transport links, the property is also within easy reach of the surrounding towns and villages. Offering ready-to-move-into accommodation, this delightful bungalow is sure to appeal to a variety of purchasers, and an early viewing is 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*

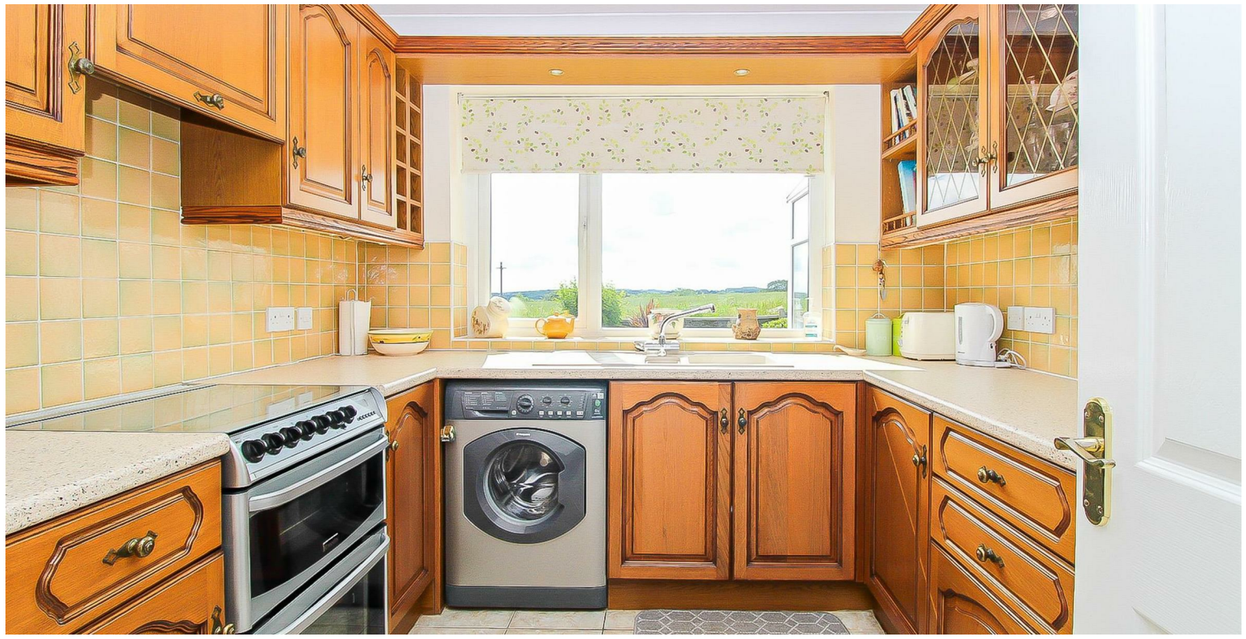
Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*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

ENTRANCE HALL
Accessed via a side entrance door, the welcoming hallway features a central heating radiator, a useful built in storage cupboard, and doors providing access to the lounge, kitchen, two bedrooms, and shower room.

KITCHEN
8'11" x 8'7" (2.72m x 2.64m)
Fitted with a range of wall and base units providing ample storage, complemented by laminate work surfaces. There is space for a gas cooker and washing machine, an integrated fridge freezer, and a 1 1/2 bowl sink and drainer unit with partial tiled splashbacks. A UPVC double glazed window overlooks the rear elevation.

LOUNGE
15'8" x 10'9" (4.79m x 3.30m)
A well proportioned reception room featuring UPVC sliding patio doors opening into the conservatory. The room benefits from a central heating radiator, fitted carpeting, skirting boards, and a feature fireplace with a wooden surround.



CONSERVATORY
9'10" x 8'11" (3.01m x 2.72m)
A bright and versatile addition to the home, enjoying UPVC double glazed windows to the rear and side elevations together with a side access door leading to the garden. The conservatory is fitted with a central heating radiator and is currently utilised as a second sitting room.



BEDROOM ONE
12'10" x 10'9" (3.92m x 3.30m)
A spacious double bedroom with a UPVC double glazed window to the front elevation and a central heating radiator. The room further benefits from fitted wardrobes along one wall with matching fitted drawer units.



BEDROOM TWO
8'11" x 8'10" (2.73m x 2.71m)
With a UPVC double glazed window to the front elevation and a central heating radiator. This room is currently utilised as a dining room.



SHOWER ROOM
6'0" x 5'4" (1.85m x 1.65m)
Appointed with a modern three piece suite comprising a walk in shower enclosure with glazed screen and wall-mounted shower, vanity wash hand basin with mixer tap, and a low flush WC with concealed cistern. The room also benefits from a chrome heated towel radiator, spotlights to the ceiling, fully tiled walls, and a frosted UPVC double glazed window to the side elevation.



OUTSIDE
To the front of the property is a well maintained lawned garden with established shrub and bush borders. A flagged driveway provides off-street parking and extends down the side of the property, leading to the rear garden. The rear garden has been designed with ease of maintenance in mind and features a lawned area, attractive planted borders, a flagged patio seating area, and a garden shed. A further flagged patio is positioned beyond the shed, providing an additional seating area from which to enjoy the superb far reaching views across the surrounding countryside.



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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.