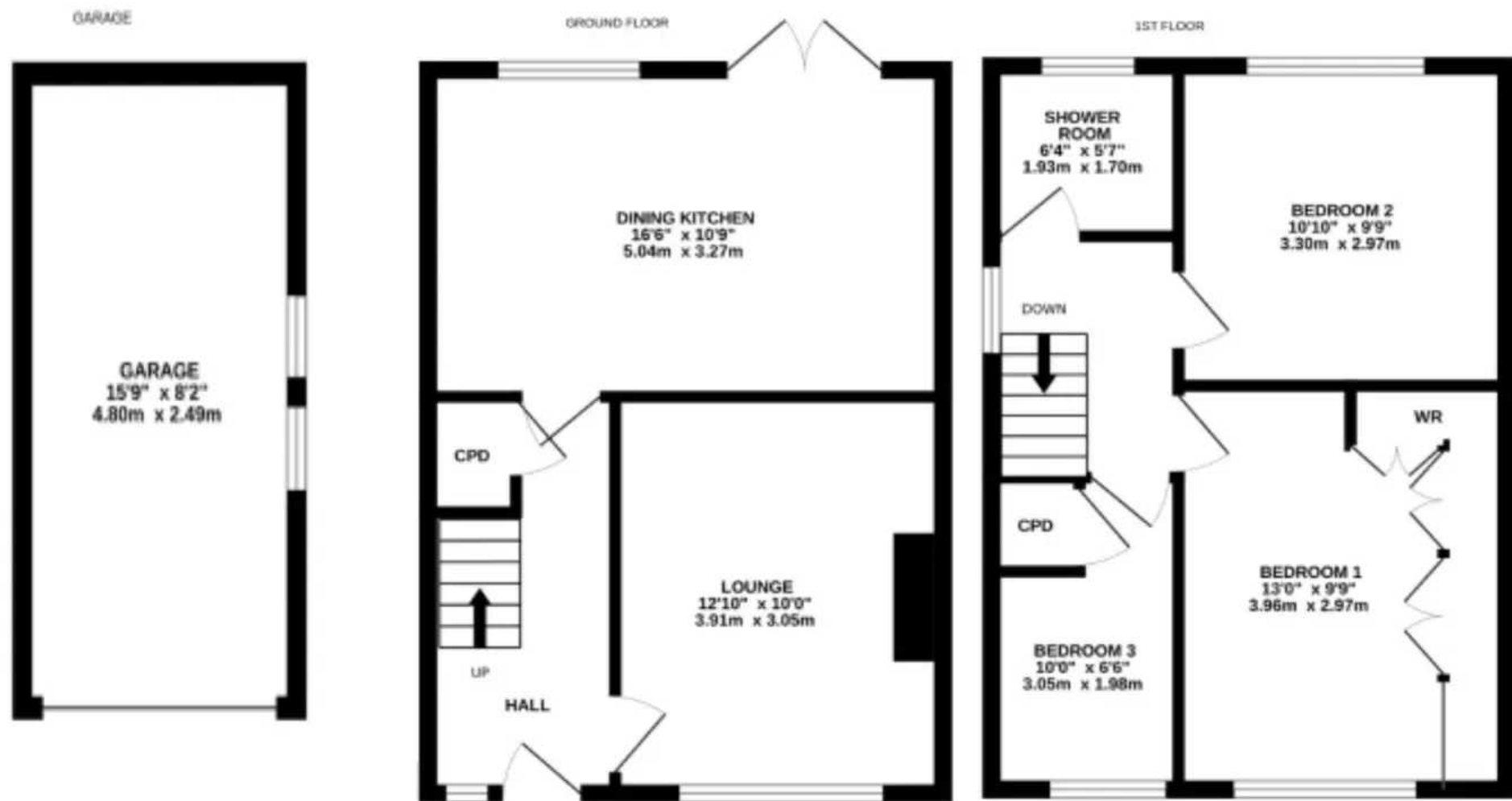




**Highfield Crescent, Overton**

Wakefield

Offers in the region of **£250,000**



### HIGHFIELD CRESCENT

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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## Highfield Crescent

Overton, Wakefield

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

A SUPERBLY PRESENTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN THE POPULAR AREA OF OVERTON. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDOR AND BENEFITS FROM A DETACHED GARAGE, OPEN-PLAN DINING-KITCHEN AND THREE WELL PROPORTIONED BEDROOMS.

The property briefly comprises of entrance hall, lounge and open-plan dining-kitchen to the ground floor. To the first floor there are three bedrooms and the house shower room. Externally there is a block paved driveway and lawn to the front, to the rear is a detached garage and a low maintenance garden with lawn and patio area.





### ENTRANCE HALL

Enter into the property through a double glazed PVC front door with obscured glazed inserts and leaded detailing into the entrance hall. There is an adjoining obscured glazed window to the front elevation, decorative coving to the ceilings, a decorative dado rail and a staircase rises to the first floor with wooden banister and spindle balustrade. There is attractive tiled flooring, a radiator, multi panel timber and glazed doors provide access to the lounge and open plan dining kitchen and there is a useful under stairs storage cupboard.

### LOUNGE

The lounge is a light and airy reception room which is finished with a neutral décor, there is a bank of double glazed windows to the front elevation which provide the room with a great deal of natural light. The lounge features high quality laminate flooring, decorative coving to the ceilings, a radiator, and central ceiling light point.



### OPEN PLAN DINING KITCHEN

The attractive tiled flooring continues through from the entrance hall into the open plan dining kitchen. The room again enjoys a great deal of natural light which cascades through the double glazed bank of windows from the rear elevation and the double glazed French doors from the dining area which provides seamless access to the rear gardens. The room is finished with a neutral décor and features inset spotlighting to the ceilings and a radiator. The kitchen features a wide range of fitted wall and base units with contrasting high gloss cupboard fronts and complimentary granite worksurfaces over which incorporate a one and a half bowl stainless steel inset sink and drainer unit with chrome mixer tap.

### KITCHEN AREA

The kitchen is well equipped with high quality built in appliances which include a four ring ceramic induction hob with canopy style cooker hood over and matching ceramic splash back, a built in Indesit double fan assisted oven, a built in shoulder level microwave combination oven, integrated tall standing fridge unit, integral dishwasher and there is plumbing and provisions for an automatic washing machine and space for a freestanding freezer. The kitchen benefits from a matching granite upstand to the worksurface, under unit lighting, soft closing doors and drawers and LED plinth lighting. There is a fabulous breakfast peninsula, again, with granite worksurfaces over which provide space for the automatic washing machine and freestanding appliance and there are further cupboards beneath.

### DINING AREA

The kitchen then seamlessly leads into the dining area which as before mentioned, has the French doors leading out to the gardens which provide pleasant views across the lawn and hedging beyond.



### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which features a bank of double glazed windows with leaded detailing to the side elevation. There is a decorative dado rail, wooden banister with spindle balustrade under the stairwell head. decorative coving to the ceilings, multi panel timber doors provide access to three bedrooms and the house bathroom and there is a ceiling light point and a loft hatch which provides access to a useful attic space.

### BEDROOM ONE

Bedroom one is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. The room features a bank of double glazed windows to the front elevation with leaded detailing which provides pleasant views across the road, of fields and into the open countryside. There is coving to the ceilings, laminate flooring, ceiling light point, radiator and the room is furnished with built in furniture which includes fitted wardrobes, cupboards, and a dresser unit with drawers.





### **BEDROOM TWO**

Bedroom two again is a generous proportioned, light, and airy double bedroom which has ample space for freestanding furniture, the room features a bank of double glazed windows to the rear elevation and as the photography suggests, provides panoramic open aspect views across the valley. There is decorative coving to the ceilings, laminate flooring, a ceiling light point, and radiator and the room benefits from fitted wardrobes with sliding mirrored doors which have hanging rails and shelving in situ.

### **BEDROM THREE**

Bedroom three is currently utilised as a home office but can accommodate a single bed with space for freestanding furniture. The room features a bank of double glazed windows with leaded detailing to the front elevation, which offer pleasant views across playing fields. There is decorative coving to the ceilings, laminate flooring, a radiator, ceiling light point, and the room benefits from fitted wall cabinets providing additional storage and a multi panel timber door encloses the bulkhead storage cupboard.

### **SHOWER ROOM**

The shower features a modern contemporary three piece suite which comprises of a fixed frame shower cubicle with thermostatic shower, a broad pedestal wash hand basin with cascading waterfall mixer tap and a low level W.C with push button flush. There is tiled walls and tiled flooring, a ceiling light point, extractor fan, a bank of double glazed with obscured glass to the rear elevation and a radiator.





### REAR EXTERNAL

Externally, to the rear, the property features a block paved patio area which is an ideal space for both alfresco dining and BBQing. The gardens are extremely private with mature hedged boundaries and is laid predominantly to lawn with a low maintenance flower and shrub bed. Externally, the property features up and down lights and an external tap and there are gates to the side of the property which enclose the driveway following the front external. There is part fenced boundaries.

### DETACHED GARAGE

The garage features a up and over door, there is lighting and power in situ, two windows to the side elevation providing a great deal of natural light. There is plumbing in situ and lighting on the side of the garage.



## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements

if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 20/03/2024.

## PROPERTY VIEWING NOTES -



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