Richard Kendall Estate Agent

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32 Cavewell Gardens, Ossett, WF5 0SW

For Sale Freehold Offers In The Region Of £259,700

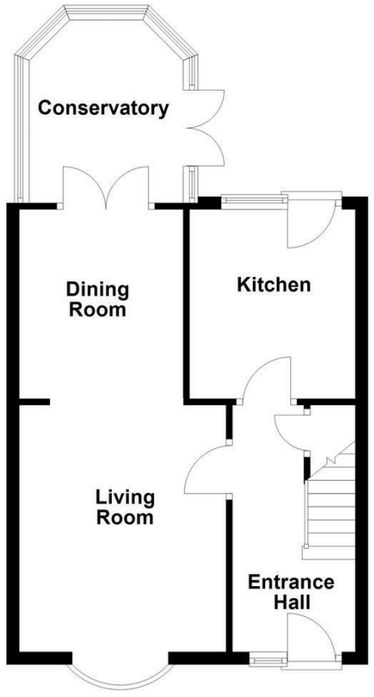
Nestled in this sought after cul-de-sac location in the Ossett area of Wakefield is this three bedroom semi detached property superbly presented throughout and benefiting from three good size bedrooms, ample reception space and an extensive driveway providing plenty of off road parking along with an attractive enclosed rear garden.

The accommodation comprises entrance hall, living room into dining room, kitchen, conservatory, first floor landing, three bedrooms and the house bathroom/w.c. Boarded loft, suitable for storage and has light, as well as a positive air filtration system. Outside, to the front there is a low maintenance garden with mature shrubs and trees. A tarmac driveway provides off road parking for several vehicles leading to single detached garage with electric roll up door, power and light. The rear garden is mainly paved patio and a raised decked patio area ideal for outdoor dining and entertaining purposes.

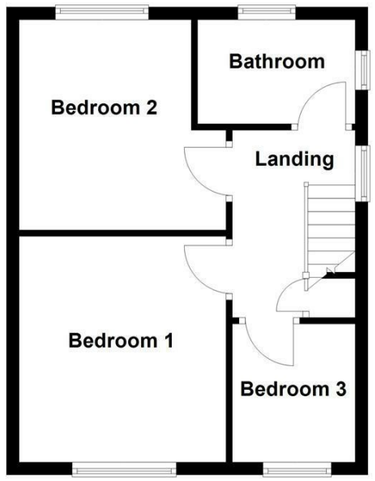
Ossett is an ideal location for a range of buyers, especially the first time buyer, growing family or even a professional couple as it its ideally located for shops and schools. For transport links local bus routes do travel into the centre of Ossett as well as two neighbouring towns and cities such as Wakefield and Dewsbury. The M1 motorway link is only a stones throw from the property for those looking to travel further afield.

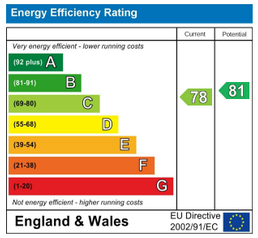
An internal inspection is highly advised.

Ground Floor



First 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
UPVC double glazed front entrance door into the entrance hall. Spotlighting to the ceiling, coving to the ceiling, central heating radiator, dado rail, stairs to the first floor landing with understairs storage, doors to the living room and kitchen.

KITCHEN
8'7" x 9'10" (2.63m x 3m)
UPVC double glazed door to the rear garden and a UPVC double glazed window to the rear, spotlighting to the ceiling and a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, Belling Range cooker with extractor hood over, plumbing for automatic washing machine, space for American style fridge freezer, central heating radiator.

LIVING ROOM
12'9" x 10'8" (3.91m x 3.27m)
Opening to the dining room, UPVC double glazed bow window to the front, coving to the ceiling, dado rail, spotlighting to the ceiling, gas fireplace with marble hearth, surround and ornate mantle. Central heating radiator.

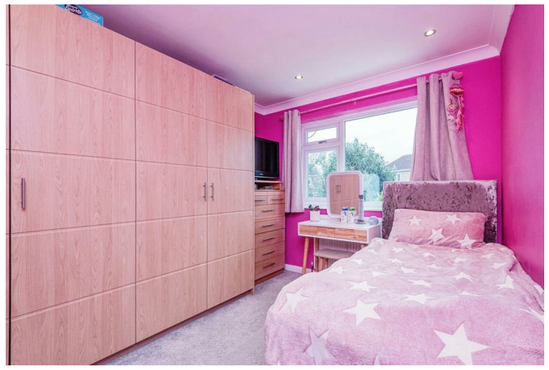
DINING ROOM
9'10" x 8'5" (3m x 2.57m)
Coving to the ceiling, dado rail, spotlighting to the ceiling, central heating radiator, UPVC double glazed French doors to the conservatory.

CONSERVATORY
9'6" x 8'7" max x 3'9" min (2.9m x 2.63m max x 1.16m min)
Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING
Loft access via pull down ladder, which is boarded and has light as well as condensing circulation system. Spotlighting to the ceiling, coving to the ceiling and over stairs storage cupboard housing the Vaillant combi boiler. UPVC double glazed window to the side, dado rail, central heating radiator, doors to bedrooms and house bathroom/w.c.

BEDROOM ONE
10'8" x 11'11" (3.27m x 3.65m)
Spotlighting to the ceiling, coving to the ceiling, UPVC double glazed window to the front, a range of fitted wardrobes and storage units.

BEDROOM TWO
10'10" x 10'8" max x 8'10" min (3.32m x 3.27m max x 2.7m min)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, spotlighting to the ceiling.



BEDROOM THREE
6'5" x 7'2" (1.97m x 2.2m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, spotlighting to the ceiling.

HOUSE BATHROOM/W.C.
15'3" x 8'4" (4.65m x 2.55m)
Frosted UPVC double glazed windows to the side and rear, chrome ladder style central heating radiator, concealed cistern low flush w.c., ceramic wash basin set into quality storage unit with mixer tap, tiled bath with mixer tap and shower head attachment with shower screen. LED mirror, tiling, spotlights to the ceiling. Extractor fan.

OUTSIDE
To the front there is a fairly low maintenance garden with mature shrubs and trees to the front, tarmac driveway continuing down the side of the property and providing off road parking for several vehicles and leads to the single detached garage with electric roll up door, power and light. The rear garden is fairly low maintenance, which is mainly paved and raised decked patio area ideal for outdoor dining and entertaining purposes. Timber canopy garden over, as well as a garden shed. Side access to the garage and the garden is fully enclosed by timber fencing.

SOLAR PANELS
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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

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

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.