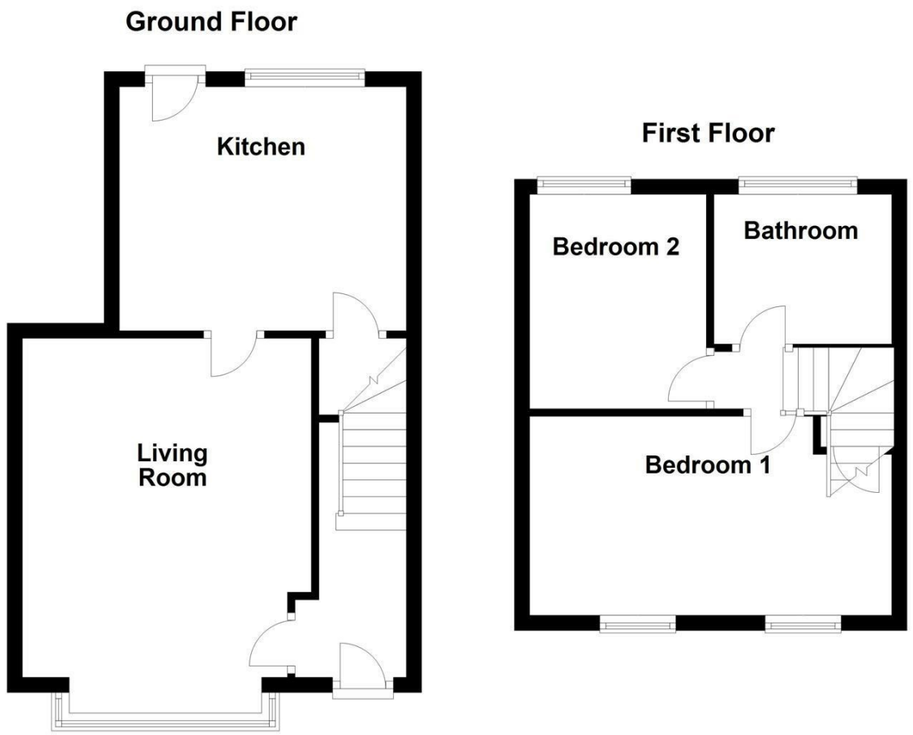
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



52 Ingfield Avenue, Ossett, WF5 9HB

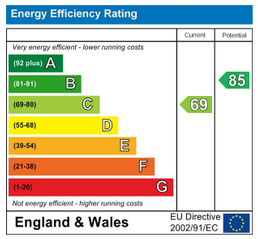
For Sale Freehold £180,000

Situated within walking distance of Ossett town centre is this superbly presented two bedroom end terraced property renovated to a high standard and benefiting from driveway parking for two vehicles, detached garage and recently landscaped rear garden.

The accommodation briefly comprises entrance, living room, kitchen diner, first floor landing, two bedrooms and modern family bathroom/w.c. Externally there is driveway parking to the front providing off road parking for two vehicles with a detached garage and low maintenance garden. To the rear there is a patio seating area with low maintenance lawn.

Done to a high standard, it is ideally located for a first time buyer or professional. Within walking distance of Ossett town centre and everything that is on offer including Ossetts twice weekly market as well as a short drive away from the M1 motorway network for those looking to commute further afield.

Ready to move into, this would make a fantastic home and a viewing is recommended.



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 door, central heating radiator, staircase to the first floor landing, door into the living room.

LIVING ROOM
14'7" x 12'5" (4.45m x 3.80m)
UPVC double glazed box window to the front, central heating radiator, door into the kitchen diner.

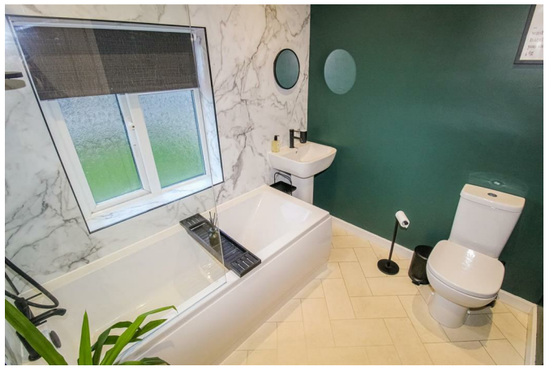
KITCHEN DINER
12'9" x 10'6" (3.9m x 3.21m)
UPVC double glazed window to the rear, rear door, central heating radiator, built in storage pantry, a modern kitchen with an array of wall and base units for storage, laminate worktops, 1 1/2 stainless steel sink and drainer unit, built in electric hob with oven, cooker hood, space for a fridge freezer, plumbing for a washing machine, Herringbone tiled splashback.

FIRST FLOOR LANDING
Access to two bedrooms and bathroom/w.c.

BEDROOM ONE
15'7" x 8'7" (4.76m x 2.63m)
Two UPVC double glazed windows to the front, central heating radiator, built in storage cupboard over the bulkhead.

BEDROOM TWO
9'3" x 7'8" (2.82m x 2.34m)
UPVC double glazed window to the rear, central heating radiator and is currently used as a home office.

BATHROOM/W.C.
7'6" x 6'6" (2.31m x 1.99)
Frosted UPVC double glazed window to the rear. Modern three piece suite with wall mounted shower over the bath, wash hand basin with mixer tap, low flush w.c. Black ladder style radiator and spotlights to the ceiling.



EXTERNALLY
To the rear there is a flagged patio, recently completed in 2022 with a split border to the side with bush and shrubbery down one side and low maintenance lawn having wooden fence surrounds. A side access paths leads to the front where there is pebbled driveway parking with space for two cars, low maintenance pebbled lawn with bush and shrubbery border to the front. Access to a detached garage with up and over door and a side door used for storage.

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

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.