Richard Kendall Estate Agent

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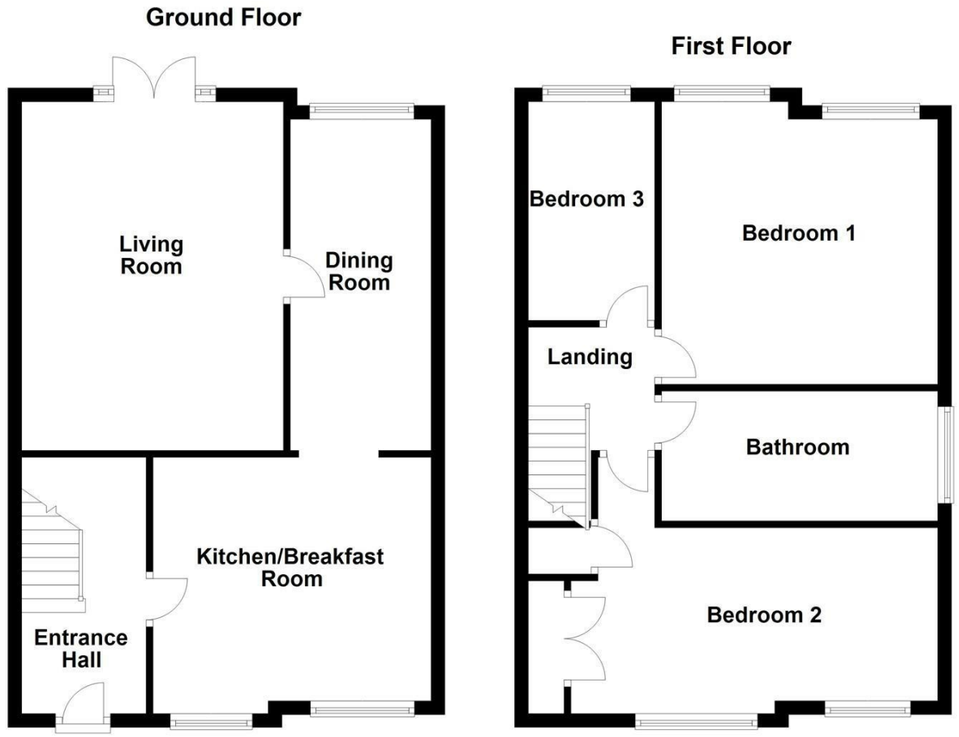
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



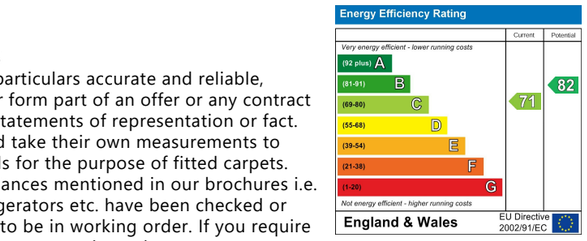
8 Park Lands, Ossett, WF5 0JY

For Sale Freehold Guide Price £245,000 - £250,000

Located on this modern and attractive development is this three bedroom semi detached house benefits from three good size bedrooms, modern bathroom/w.c., stunning kitchen breakfast room, spacious living room with French doors to the rear garden, UPVC double glazing and gas central heating.

The accommodation fully comprises a large entrance hall, kitchen breakfast room with breakfast bar and archway into a separate dining room and a spacious living room having French doors to the rear garden. To the first floor there are three bedrooms and a four piece house bathroom/w.c. suite. Outside to the the front there is a tarmacadam driveway providing off road parking and has an attractive lawned garden. To the rear there is a timber decked patio area, low maintenance AstroTurf rear garden, paved patio and timber panelled fence surrounds.

Located in the sought after village of Ossett with local amenities such as shops, schools, local bus routes and a twice weekly market. The M1 motorway is only a short distance away ideal for the commuter looking to travel further afield and only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes 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 339572,
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
Composite front entrance door. Central heating radiator, staircase leading to the first floor landing, coving to the ceiling, doors leading to the kitchen breakfast room and the living room.

KITCHEN BREAKFAST ROOM
13'3" x 12'0" max x 11'8" min (4.05m x 3.68m max x 3.56m min)
A range of wall and base units with chrome handles, laminate work surface over, 1 1/2 sink and drainer with chrome mixer tap, integrated double oven and grill with four ring CDA gas hob, breakfast bar, space for fridge freezer, inset spotlights to the ceiling, coving to the ceiling, tiled floor, central heating radiator, two UPVC double glazed windows to the front, archway into the dining room. Plumbing and drainage for a washing machine, plumbing and drainage for a dishwasher.

DINING ROOM
15'9" x 6'8" (4.81m x 2.05m)
UPVC double glazed window to the rear, coving to the ceiling, laminate flooring and central heating radiator. Door into the living room.

LIVING ROOM
11'8" x 16'4" (3.56m x 4.99m)
UPVC double glazed French doors to the enclosed rear garden with UPVC double glazed window to either side, coving to the ceiling, central heating radiator.

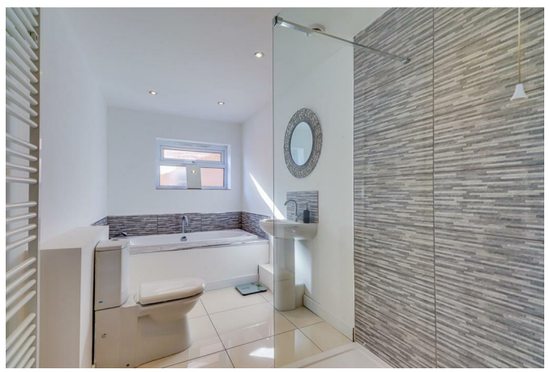
FIRST FLOOR LANDING
Loft access, coving to the ceiling, doors leading to the three bedrooms and bathroom/w.c.

BEDROOM ONE
13'2" x 13'5" max x 12'10" min (4.02m x 4.11m max x 3.92m min)
Two UPVC double glazed windows to the rear, coving to the ceiling, central heating radiator, laminate flooring.

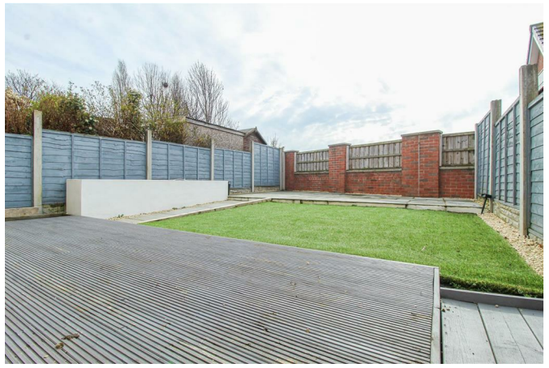
BEDROOM TWO
17'4" x 8'9" max x 8'3" min plus walk in area (5.30m x 2.67m max x 2.52m min plus walk in area)
Coving to the ceiling, two UPVC double glazed windows to the front, two central heating radiators, built in double door wardrobe and door into the storage cupboard over bulkhead.

BEDROOM THREE
10'5" x 6'0" (3.18m x 1.84m)
UPVC double glazed window to the rear elevation, central heating radiator and laminate flooring.

HOUSE BATHROOM/W.C.
13'2" x 6'1" (4.02m x 1.86m)
Four piece suite comprising sunken double ended bath with Jacuzzi style jets with flush mixer tap and pull out shower attachment with tiled splashback, low flush w.c., pedestal wash basin with chrome mixer tap and tiled splashback, Porcelain tiled floor, fully tiled walk in shower cubicle with shower screen, having mixer shower chrome rain shower head and shower head attachment. Ladder style white radiator, inset spotlights to the ceiling, UPVC double glazed frosted window to the side, extractor fan to the ceiling.



OUTSIDE
To the front there is a tarmacadam off road parking space and an attractive lawn with pathway leading to the entrance door with timber porch. The rear garden has a timber decked patio area ideal for entertaining purposes, slate paved pathway and AstroTurf low maintenance rear garden with a large paved patio at the rear and is enclosed by timber panelled fence surrounds. Outside water point, outside sensor lighting.



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

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.