



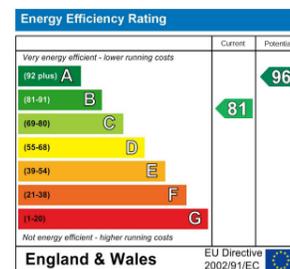
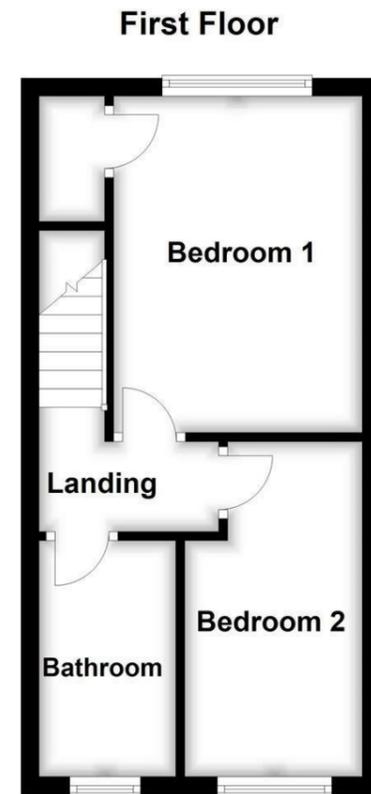
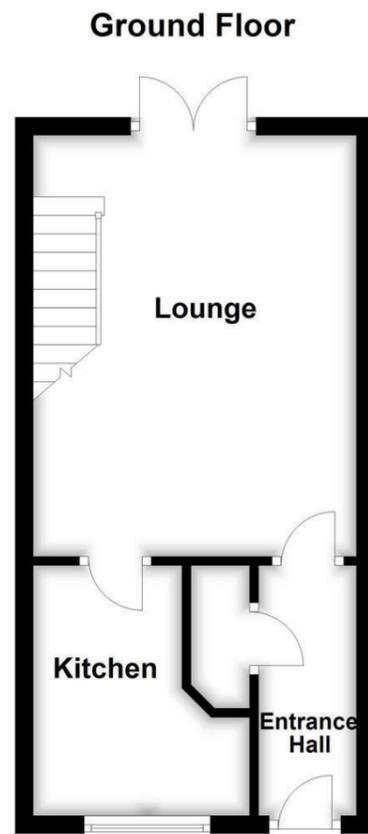
WAKEFIELD  
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**IMPORTANT NOTE TO PURCHASERS**

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.



**41 Marsden Avenue, Ossett, WF5 0AW**

**For Sale Freehold Fixed Asking Price £175,000**

An ideal property for the first time buyer, couple or family looking to gain access onto the property with 100% ownership [with the option to purchase a 75% shared ownership] is this modern two bedroom end town house.

The property fully comprises of the entrance hall, w.c., lounge and kitchen. Stairs to the first floor lead to two bedrooms and modern bathroom/w.c. Outside to the front is a driveway providing off street parking for one vehicle. To the rear is an artificial lawned garden incorporating stone flagged and timber decked patio areas.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is easy access to the motorway network, perfect for those looking to travel further afield.

A fantastic home which fully deserves the accommodation on offer and to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door, radiator, wood effect floor, doors to the lounge, downstairs w.c. and cloaks.

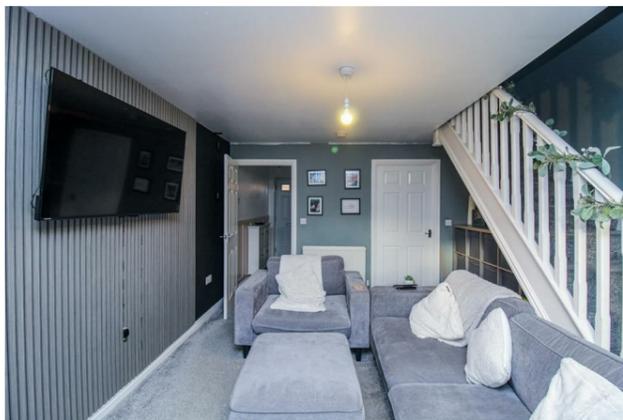
### W.C.

Low flush w.c., radiator and pedestal wash basin with tiled splash back.

### LOUNGE

15'6" x 12'2" (4.74m x 3.71m)

Radiator, UPVC double glazed French doors to the rear, stairs to the first floor landing and door to modern fitted kitchen.



### KITCHEN

8'10" x 5'0" (min) x 8'4" (max) [2.71m x 1.54m (min) x 2.55m (max)]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill with pull out filter hood above, four ring electric hob, space for a washing machine, space for fridge/freezer. UPVC double glazed window to the front, radiator, wood effect floor and recess ceiling spotlights.

### FIRST FLOOR LANDING

Doors to two bedrooms and the bathroom.

### BEDROOM ONE

8'7" x 12'11" (2.64m x 3.96m)

UPVC double glazed window to the rear, radiator and door to overstairs storage cupboard.



### BEDROOM TWO

11'5" x 5'4" (min) x 6'7" (max) [3.49m x 1.63m (min) x 2.01m (max)]

Loft access, UPVC double glazed window to the front and radiator.



### BATHROOM/W.C.

8'4" x 5'2" (2.56m x 1.60m)

Low flush w.c., pedestal wash basin, panelled bath with shower over, part tiled walls, heated chrome towel radiator, wood effect floor and UPVC double glazed frosted window to the front.



## OUTSIDE

To the front is a low maintenance garden with off street parking for one vehicle. To the rear is an artificial lawned garden incorporating flagged and timber framed patio areas.



## PLEASE NOTE

The property is available at £175,000 for 100% share which would involve a dual transaction from our client & Vico Homes, after which we are advised that you would own the freehold. There is an option to purchase our clients leasehold 75% share which would be £131,250 subject to eligibility. Please speak to the Ossett branch for further information. The rent is £142.92 per month. Annual increase from 01/04/2025. Following charges subject to review from 01/04/2025: £2.64 – Buildings insurance, £5.36 management fee and £15.86 service charge.

## COUNCIL TAX BAND

The council tax band for this property is B.

## 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.

## EPC RATING

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

## SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.