WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

8 Sowood Gardens, Ossett, WF5 0SP

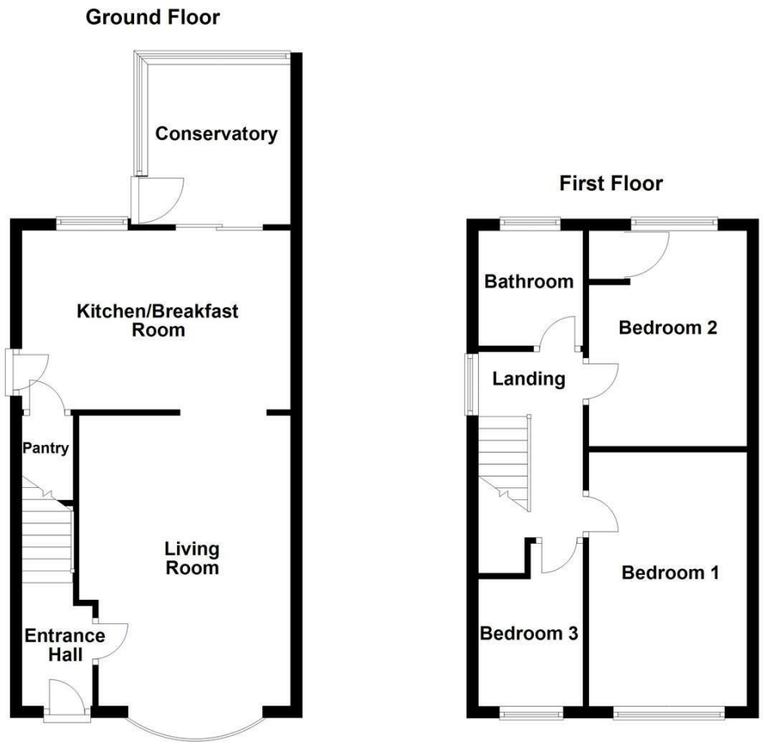
For Sale Freehold £244,900

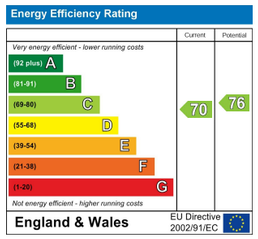
Enjoying a cul-de-sac location is this three bedroom semi detached home, situated in the heart of Ossett. Benefitting from cavity wall insulation throughout, ample off road parking, a detached garage and an enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall, living room with an opening to the kitchen/breakfast room and the conservatory completing the accommodation on the ground floor. Upstairs, to the first floor landing there is access to three bedrooms and the house bathroom. To the front, a block paved driveway with planted borders sits alongside a concrete driveway, which continues through double cast-iron gates to a detached single garage with up-and-over door. The rear garden is designed for low maintenance with an L-shaped block-paved patio, fully enclosed by timber fencing.

The property is within walking distance of local amenities and schools, with regular bus routes into Ossett town centre. The M1 motorway is only a short distance away, making this an excellent choice for those commuting further afield.

A viewing is highly recommended to appreciate the space and setting of this attractive home.





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
Composite front entrance door leading into the entrance hall. Coving to the ceiling, central heating radiator. Staircase with handrail leading to the first floor landing. Door through to the living room.

LIVING ROOM
16'0" x 11'8" (max) x 10'8" (min) (4.88m x 3.56m (max) x 3.26m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, opening to the kitchen/breakfast room, living flame gas fire with marble hearth and interior and wooden decorative surround.

KITCHEN/BREAKFAST ROOM
9'11" x 14'8" (3.03m x 4.48m)
UPVC double glazed sliding doors to the conservatory, UPVC side entrance door with adjoining UPVC double glazed window to the rear, central heating radiator, door to understairs storage cupboard. Range of wall and base units with granite work surfaces, 1½ sink and drainer with swan-neck mixer tap, with drainer cut into the worktop. Twin integrated oven and grill with separate four ring ceramic hob, glass splashback, and cooker hood with curved glass surround. Plumbing and drainage for a washing machine with undercounter space. Plumbing and drainage for a dishwasher with undercounter space, breakfast bar, space for freestanding fridge.

CONSERVATORY
8'9" x 7'11" (2.69m x 2.43m)
UPVC double glazed windows to the side, UPVC double glazed door leading to the rear garden, ceiling fan.

FIRST FLOOR LANDING
UPVC double glazed widow to the side, coving to the ceiling, loft access (partially boarded). Doors to three bedrooms and the house bathroom.

BEDROOM ONE
8'5" x 14'3" (2.57m x 4.35m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, ceiling fan.

BEDROOM TWO
8'5" x 11'11" (2.57m x 3.65m)
UPVC double glazed window to the rear, central heating radiator, door to a cupboard housing the combi boiler with fitted shelving.

BEDROOM THREE
6'0" x 8'11" (max) x 7'3" (min) (1.84m x 2.72m (max) x 2.21m (min))
UPVC double glazed window to the front, central heating radiator.

BATHROOM
6'4" x 5'11" (1.94m x 1.82m)
Frosted UPVC double glazed window to the rear, contemporary radiator, UPVC cladding to the ceiling, fully tiled walls. Three piece suite comprising 'P' shaped panelled bath with curved glass shower screen, mixer tap, and separate mixer shower over with rain shower head and hose attachment. Low flush W.C. with concealed cistern. Wash basin with mixer tap set into laminate work surface with vanity units below.

OUTSIDE
To the front, a block paved driveway provides off street parking with planted border to the right. Concrete driveway extends down the side of the property through cast iron double gates, leading to a single detached garage with manual up-and-over door. Outside light and sensor lighting by the kitchen door. Cast iron gate gives access to the rear garden. The rear garden is low maintenance and fully enclosed by timber panel fencing to three sides. L-shaped block paved patio area. Timber shed located behind the garage. Garage has a UPVC double glazed window to the rear and electric. Outside light and water tap beneath the kitchen window.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.