Richard Kendall Estate Agent

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29 Ashbrook Close, Ossett, WF5 9DU

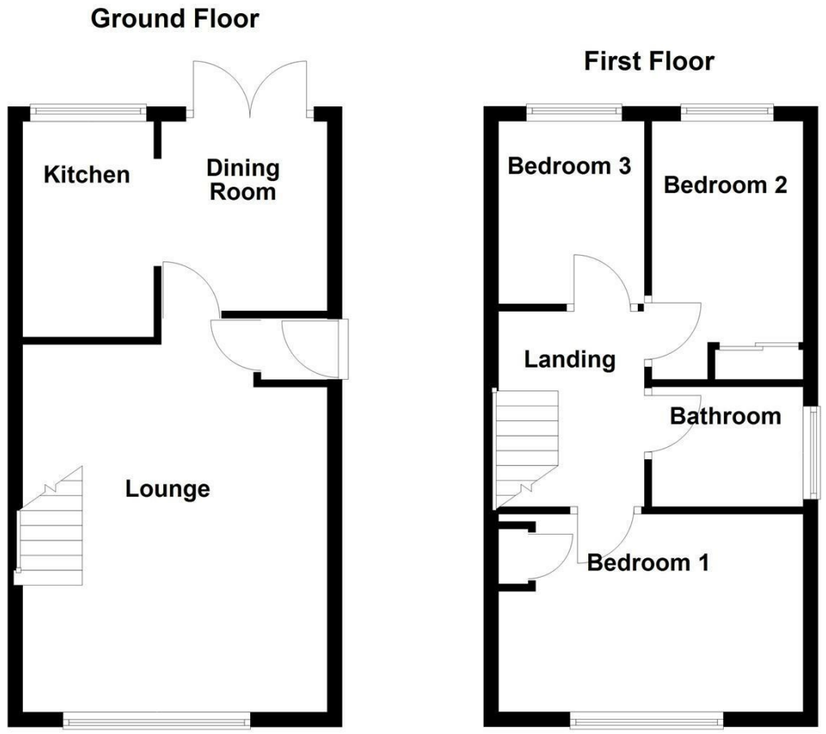
For Sale Freehold £235,000

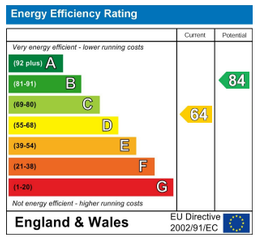
Occupying a corner position in a cul-de-sac location is this well presented three bedroom semi detached property benefitting attractive lawned gardens and detached single garage.

The property briefly comprises of the entrance porch, lounge, dining room and kitchen. The first floor landing leads to three bedrooms and house bathroom. Outside there is are lawned gardens to the front and side with rear patio and detached garage with up and over door.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market and is well position for the motorway network for those looking to commute further afield.

This property would make a fantastic home and a viewing is highly 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 PORCH
2'7" x 2'11" (0.8m x 0.9m)
Composite side entrance door and timber framed door leading into the lounge.

LOUNGE
17'4" x 13'5" (5.29m x 4.11m)
UPVC double glazed window to the front elevation, central heating radiator, stairs to the first floor landing and gas fireplace with wood surround. Door through to the dining room.

DINING ROOM
8'4" x 7'4" (2.56m x 2.26m)
UPVC double glazed French doors to the rear elevation, central heating radiator and wood effect laminate flooring. Open archway into the kitchen.

KITCHEN
9'7" x 5'9" (2.93m x 1.76m)
Range of fitted wall and base units with laminate work surface over incorporating sink and drainer unit, space for a gas cooker with cooker hood, space for a fridge/freezer and space for a washing machine. UPVC double glazed window to the rear elevation.

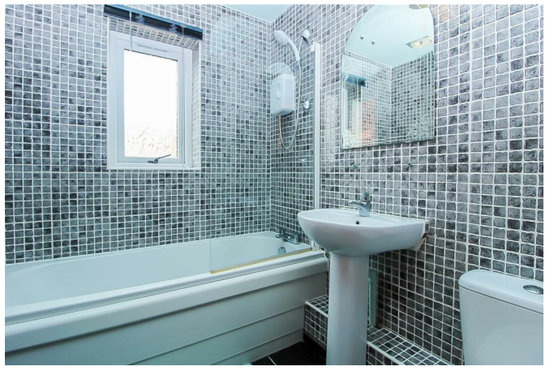
FIRST FLOOR LANDING
Central heating radiator, loft hatch and doors to three bedrooms and bathroom.

BEDROOM ONE
13'5" x 8'8" (4.10m x 2.65m)
UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring and built in overstairs storage cupboard.

BEDROOM TWO
11'1" x 6'8" (3.38m x 2.05m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes.

BEDROOM THREE
8'2" x 6'3" (2.51m x 1.91m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
6'8" x 5'6" (2.04m x 1.70m)
Three piece suite comprising wall mounted electric shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the side elevation and ladder style radiator.



OUTSIDE
To the front and side are lawned gardens. To the rear is a low maintenance flagged patio with bush and shrubbery border. There is rear access to a single detached garage with up and over door and space for one vehicle in front.

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.

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