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## 4a Southdale Gardens, Ossett, WF5 8BB

For Sale Freehold £325,000

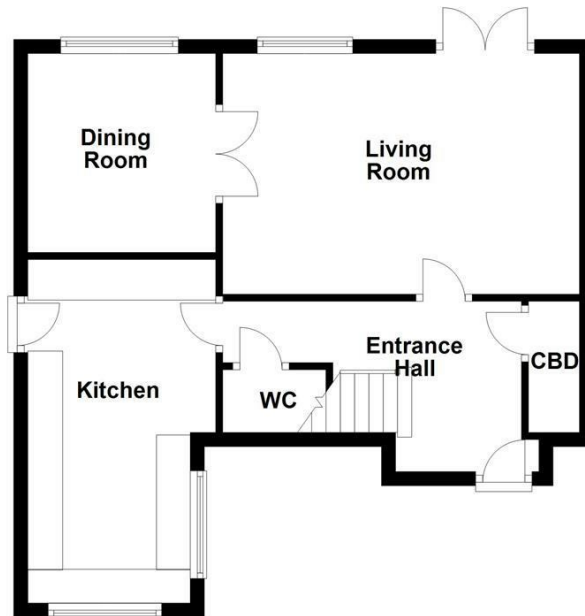
This three bedroom detached family home located in a cul-de-sac south of Ossett town centre, benefitting from an extended kitchen, ample off road parking, and attractive rear garden.

The property comprises entrance hall leading to living room, dining room and extended kitchen with integrated appliances, with downstairs w.c. and store room. The first floor landing provides access to three good sized bedrooms, with bedroom one having an en-suite shower room, as well as a modern house bathroom. Outside to the front there is a tarmac driveway providing off road parking for two vehicles, a block paved driveway for another vehicle. Additionally, single attached garage offers parking, with separate brick-built garden shed, accessed via paved pathway around the house, with gate and timber fencing separating adjacent properties. Within the rear garden there are two paved patio areas and lawn with raised bedding; and direct access to both the garage and shed.

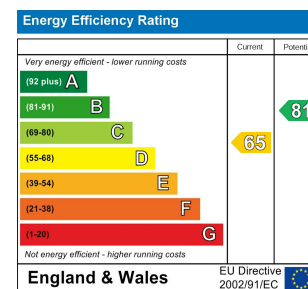
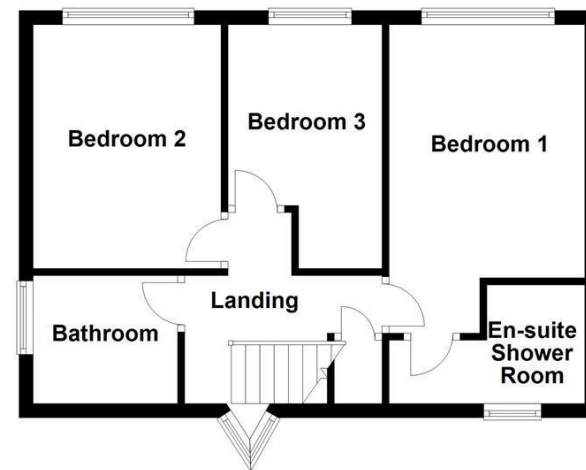
The property is within approx. 10 minutes walk of Ossett town centre, and both local primary and secondary Schools. Main bus routes run to and from Wakefield city centre and Leeds, with good access to the M1 motorway, and direct north/south LNER train line from Wakefield for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Ground Floor



First Floor



### 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.

### 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.

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, coving to the ceiling, staircase to the first floor landing, UPVC double glazed window overlooking the front aspect and vinyl flooring. Doors to a spacious cloakroom with electrical DB and intruder alarm, living room, extended kitchen and modern downstairs w.c.

### LIVING ROOM

11'2" x 16'7" (3.41m x 5.08m)

Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and set of UPVC double glazed French doors leading out to the rear garden. Set of double timber doors to the separate dining room and central heating radiator.



### DINING ROOM

8'9" x 9'3" (2.68m x 2.83m)

Laminate flooring, UPVC double glazed window overlooking the rear aspect, coving to the ceiling and central heating radiator.



### KITCHEN

9'3" (max) x 8'1" (min) x 17'10" (2.82m (max) x 2.47m (min) x 5.46m)

Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 ceramic sink and drainer with chrome swan neck mixer tap, fully tiled floor, display cabinets, integrated Lamona washing machine, integrated Lamona dishwasher, built in wine rack, Range cooker with five ring gas hob and cooker hood above, integrated fridge with separate integrated freezer below, downlights built into wall cupboards, UPVC double glazed side entrance door, coving to the ceiling and white contemporary radiator. UPVC double glazed windows to the front and side.

### W.C.

4'0" x 2'11" (1.23m x 0.90m)

Low flush w.c., ceramic wash basin with chrome mixer tap built into high gloss vanity cupboards with chrome handles below, half tiled walls, white ladder style radiator and wall mounted extractor fan.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, coving to the ceiling and loft access. Doors to three bedrooms, airing cupboard over the

bulkhead of the stairs and modern house bathroom. There is also a hot press/hot water cylinder store.

### BEDROOM ONE

8'11" x 11'8" (min) x 14'6" (max) (2.73m x 3.58m (min) x 4.42m (max))

Painted walls & ceiling with central light fitting, laminate flooring, with central heating radiator, and UPVC double glazed window overlooking the rear garden.



### EN SUITE SHOWER ROOM/W.C.

2'10" (min) x 5'7" (max) x 8'10" (0.87m (min) x 1.71m (max) x 2.70m)

Three piece suite comprising large extended shower cubicle with glass sliding door and electric shower. Circular wash basin with chrome mixer tap built into laminate work surface, low flush w.c., white ladder style towel rail, UPVC double glazed frosted window overlooking the front elevation, inset spotlights to the ceiling, fully tiled walls and extractor fan.

### BEDROOM TWO

11'5" x 8'10" (3.49m x 2.71m)

Painted walls & ceiling with central light fitting, laminate flooring, with central heating radiator, and UPVC double glazed window overlooking the rear garden.



### BEDROOM THREE

8'5" (min) x 11'6" (max) x 7'2" (2.57m (min) x 3.53m (max) x 2.19m)

Coving to the ceiling, central heating radiator, laminate flooring and UPVC double glazed window overlooking the rear elevation.

### BATHROOM

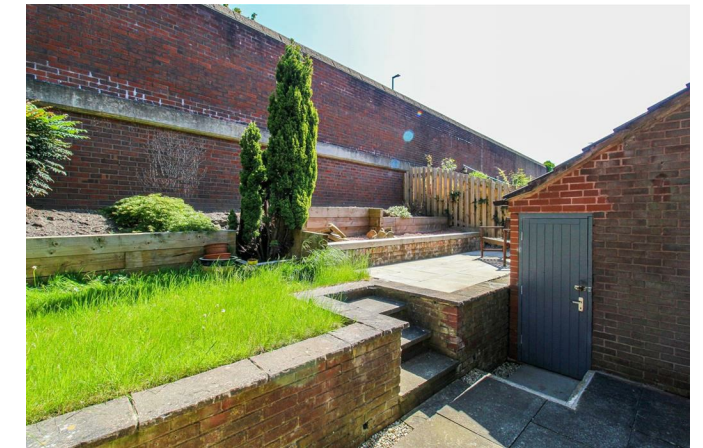
6'8" x 5'9" (2.05m x 1.77m)

Three piece suite comprising L-shaped panelled bath with swinging glass shower screen, chrome mixer tap and electric shower over, laminate wash basin with chrome mixer tap built into high gloss vanity cupboards with chrome handles below, concealed low flush w.c., fully tiled walls and UPVC double glazed frosted window to the side elevation. White chrome ladder style radiator, spotlights to the ceiling and extractor fan.



## OUTSIDE

To the front there is a tarmac driveway providing off road parking for two vehicles and a further block paved driveway providing off road parking for a third vehicle. Attached single garage with manual up and over door, with power and light within and single glazed window. Paved pathway down the side of the garage with low maintenance pebbled edge and block paved pathway with planted borders and privet hedges. Within the rear garden there's a paved patio area and elevated attractive lawned garden with planted borders and solid railway sleeper edges. Two timber doors, one providing access to the garage and one providing access to the shed behind the garage with power and light within. The rear garden has timber panelled surround fences on all three sides and brick built wall to the rear.



## COUNCIL TAX BAND

The council tax band for this property is D.

## 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.