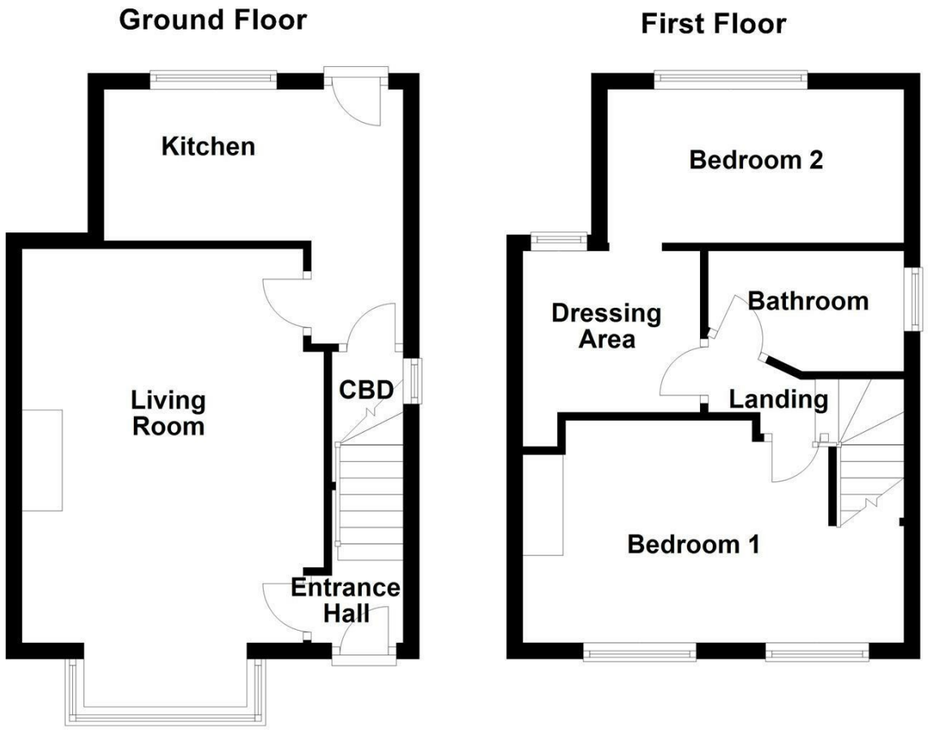

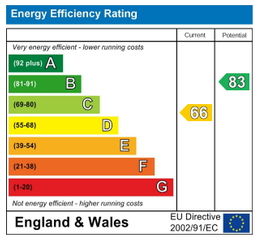

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

38 Ingfield Avenue, Ossett, WF5 9HD

For Sale Freehold £185,000

Enjoying a cul-de-sac location is this two bedroom end terrace property benefitting from modern bathroom, off road parking and good sized enclosed rear garden.

The property briefly comprises entrance hall, living room and kitchen. The first floor landing leads to two good sized bedrooms and a modern three piece suite house bathroom/w.c. Outside to the front is a driveway providing off road parking for two vehicles. A timber gate leads to a large outhouse (previously used as a garage). Within the rear garden is a paved and pebbled patio area with steps leading down to an attractive lawned garden with timber shed, enclosed by timber fencing.

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

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, laminate flooring, staircase to the first floor landing, central heating radiator and door to the living room.

LIVING ROOM
16'0" x 11'5" (min) x 12'3" (max) (4.88m x 3.49m (min) x 3.74m (max))
Living flame effect gas fire on a granite hearth with granite matching interior and wooden decorative surround, UPVC double glazed bay window overlooking the front aspect, coving to the ceiling, laminate flooring, two central heating radiators and exposed beam to the ceiling. Door providing access into the kitchen.

KITCHEN
10'4" (max) x 6'3" (min) x 12'2" (3.15m (max) x 1.93m (min) x 3.72m)
Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 sink and drainer with chrome swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood over. Display cabinets with glass shelving and downlights, space for a fridge/freezer, space and plumbing for a washing machine and breakfast bar. Central heating radiator, laminate tiled floor, UPVC double glazed window and UPVC door to the rear aspect, inset spotlights to the ceiling and door to the understairs storage cupboard with wall mounted combi condensing boiler.

FIRST FLOOR LANDING
Loft access, doors to two bedrooms and the house bathroom.

BEDROOM ONE
8'2" (min) x 9'0" (max) x 15'8" (2.50m (min) x 2.76m (max) x 4.78m)
UPVC double glazed windows overlooking the front elevation, two central heating radiators and an opening providing access into a storage cupboard with fixed shelving within.

DRESSING AREA
7'3" x 7'0" (2.21m x 2.14m)
Provides access into bedroom two, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM TWO
5'5" x 12'0" (1.66m x 3.68m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
4'10" (max) x 3'8" (min) x 8'0" (1.49m (max) x 1.14m (min) x 2.44m)
Three piece suite comprising panelled bath with mixer tap and separate mixer shower, low flush w.c. and high gloss vanity wash basin with mixer tap and mirror with LED lighting. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the side elevation, inset spotlights to the ceiling and extractor fan.

OUTSIDE
To the front of the property is concrete and pebbled driveway providing ample off road parking and timber gate providing access down a concrete pathway to a large sectional concrete outhouse (previously used as a garage) providing useful storage. Within the rear garden is a large timber shed, paved and pebbled patio area with steps leading down to an attractive lawned garden, surrounded by timber fencing.

COUNCIL TAX BAND
The council tax band for this property is A.

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.