Richard Kendall Estate Agent

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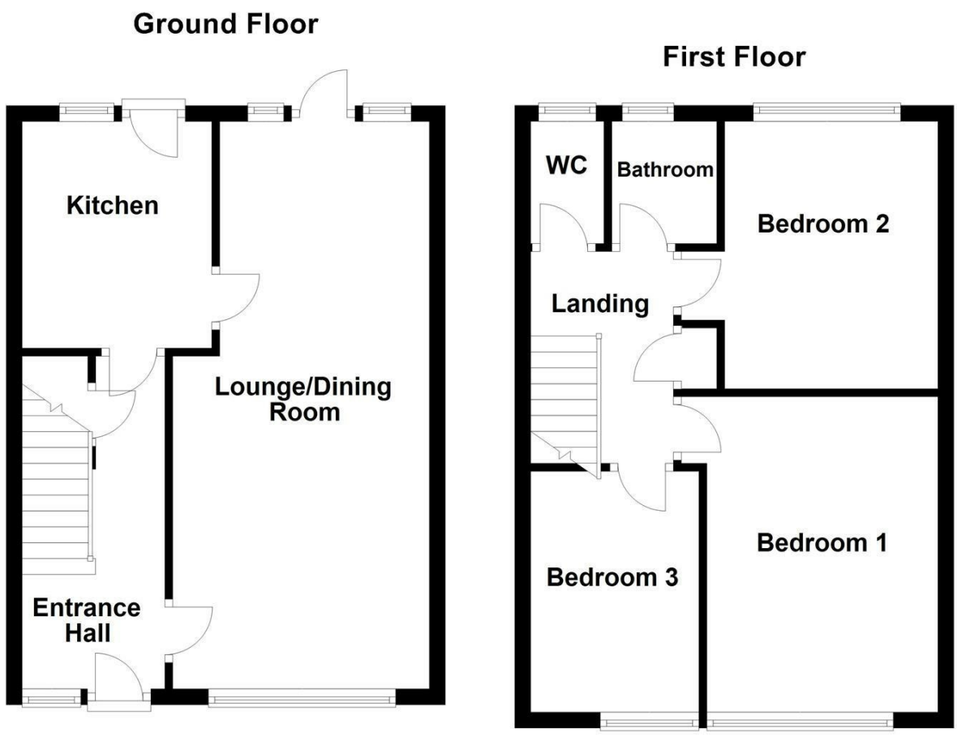
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



8 Parkfield Drive, Ossett, WF5 0PB

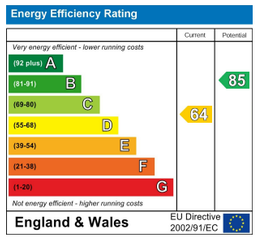
For Sale Freehold Offers In The Region Of £175,000

Well maintained throughout and situated in a popular part of Ossett is this three bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge/dining room and kitchen. Stairs to the first floor lead to three bedrooms [two of which are doubles], bathroom and separate w.c. Outside to the front is lawned garden and to the rear, a lawned garden incorporating flagged patio areas and brick built detached outhouse.

The property is well placed to local amenities including shops and schools with local bus routes nearby. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, an ideal home for the working couple, family or those looking to downsize and a viewing comes 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 HALL
Window to the side, stairs to the first floor landing, radiator and doors to the lounge/diner, understairs storage and modern kitchen.

KITCHEN
8'11" x 7'9" (2.73m x 2.37m)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for a washing machine, four ring gas hob with pull out filter hood above. Integrated oven and grill, integrated fridge and integrated dishwasher. Part tiled walls, radiator, tiled effect floor, UPVC door and double glazed window to the rear. The boiler is housed in here.

LOUNGE/DINING ROOM
10'9" (max) x 8'9" (min) x 23'7" (3.29m (max) x 2.68m (min) x 7.19m)
UPVC double glazed window to the front, UPVC door to rear with windows either side. Gas fire with stone surround, coving to the ceiling and two radiators.

FIRST FLOOR LANDING
Loft access, doors to the airing cupboard, three bedrooms, bathroom and separate w.c.

W.C.
Low flush w.c., UPVC double glazed frosted window to the rear and wood effect floor.

BATHROOM
4'10" x 5'5" (1.49m x 1.66m)
Wash basin with work surface over base units, panelled bath with mixer shower over, radiator, fully tiled walls and wood effect floor.

BEDROOM ONE
12'11" x 10'0" plus walk in area (3.94m x 3.05m plus walk in area)
UPVC double glazed window to the front and radiator.

BEDROOM TWO
10'11" (max) x 8'11" (min) x 11'6" (3.34m (max) x 2.73m (min) x 3.53m)
UPVC double glazed window to the rear and radiator.

BEDROOM THREE
9'11" x 6'10" (3.04m x 2.10m)
UPVC double glazed window to the front, radiator and small bulkhead over the stairs.

OUTSIDE
To the front of the property there is a lawned garden and on street parking. To the rear there is a lawned garden incorporating flagged terrace patio areas and a good sized brick built outhouse for storage.

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.