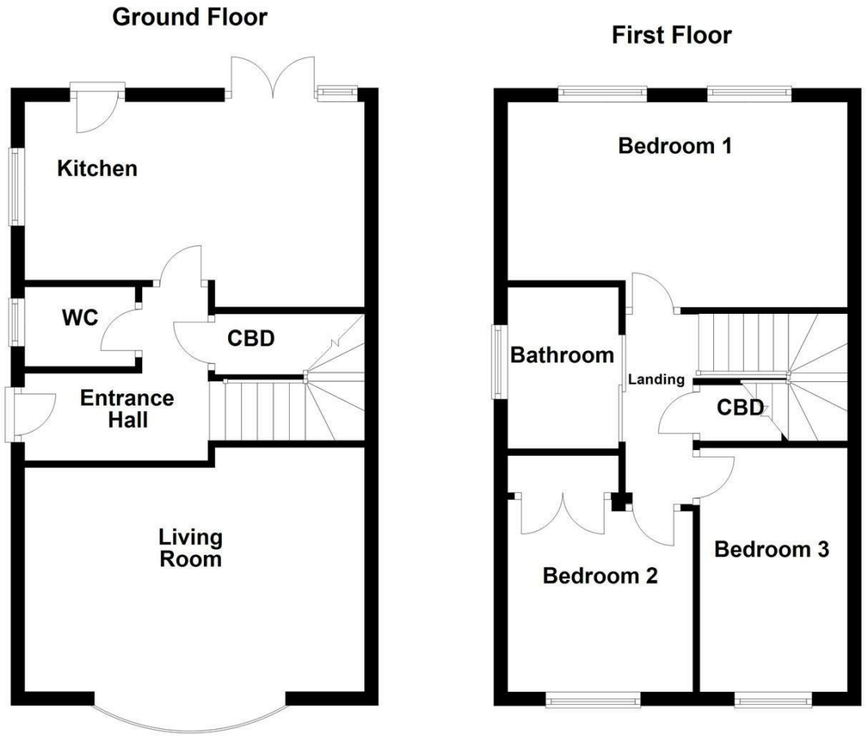


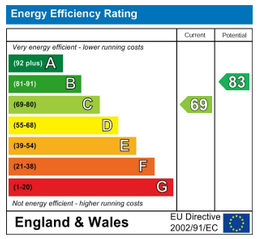


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

# 13 Cavewell Gardens, Ossett, WF5 0SW

## For Sale Freehold Offers In Excess Of £320,000

A fantastic opportunity to purchase this immaculate and modern three bedroom detached property in Ossett. The property has been fully renovated to a high standard and is ready to move into benefitting from new carpets, curtains and light fittings throughout.

The property briefly comprises of entrance hall, living room, downstairs w.c., kitchen with dining area. The first floor landing leads to three bedrooms and a three piece suite house bathroom/w.c. Outside to the front, the garden is predominantly laid to lawn with planted features and tarmacadam driveway wrapping around the side of the property providing off road parking for three-four vehicles leading to a single detached garage. Whilst to the rear, the garden has a patio area, perfect for outdoor entertaining and pebbled area with borders, enclosed by timber fencing. The property benefits from far reaching views across Horbury with lovely views.

The property is ideally located for all local shops and amenities including local schools with the motorway network only a short distance away, perfect for those looking to travel further afield.

An early viewing is essential as this is one not to be missed.

## ACCOMMODATION

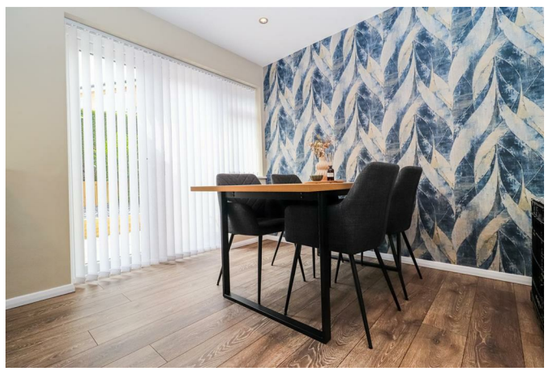
### ENTRANCE HALL
Bright and open with four doors, leading to living room. kitchen diner. downstairs WC and a storage cupboard

### LIVING ROOM
16'2" (max) x 11'7" (min) x 10'5" (4.93m (max) x 3.54m (min) x 3.19m)
A fantastic size with UPVC double glazed windows to the front aspect and a gas central heating radiator

### W.C.
4'8" x 3'9" (1.43m x 1.15m)
UPVC double glazed frosted window to the side, concealed low flush w.c. and pedestal wash basin with stainless steel mixer tap and water-proof flooring

### KITCHEN
7'1" x 12'3" (2.18m x 3.74m)
Range of wall and base units with laminate work surface over incorporating grey granite sink and drainer with mixer taps, tiled splash back, integrated fridge/freezer, integrated washing machine and dishwasher. Integrated oven with electric hob and hood over. integrated waste and recycling bins. UPVC double glazed window to the side.

### DINING AREA
12'3" x 8'7" (3.74m x 2.64m)
UPVC double glazed french doors leading to the rear garden.



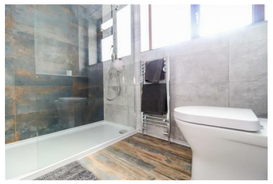
### FIRST FLOOR LANDING
Doors leading to three bedrooms, family bathroom/w.c. and overstairs storage cupboard. Loft access.

### BEDROOM ONE
16'2" x 10'8" (max) x 9'1" (min) (4.95m x 3.26m (max) x 2.78m (min))
Central heating radiator and two UVPC double glazed windows to the rear. Built in wardrobes and drawers.

### BEDROOM TWO
8'10" x 11'3" (max) x 8'7" (min) (2.7m x 3.45m (max) x 2.64m (min))
Central heating radiator, built in wardrobe and UPVC double glazed window to the front.

### BEDROOM THREE
6'11" x 11'6" (2.12m x 3.53m)
Central heating radiator and UPVC double glazed window to the front.

### BATHROOM/W.C.
7'9" x 5'4" (2.37m x 1.63m)
Central heating radiator, UPVC double glazed frosted window to the side aspect, wash basin with vanity unit and built in low flush WC, walk in shower Fully tiled walls. Water-proof flooring and porcelain tiled walls.



### OUTSIDE
To the front of the property, the garden is predominantly laid to lawn with planted features and tarmacadam driveway wrapping around the side of the property providing off road parking for three-four vehicles leading to a single detached garage with manual up and over door. Whilst to the rear, the garden has a patio area, perfect for outdoor entertaining and pebbled area with borders, enclosed by timber fencing. The property benefits from far reaching views across Horbury.

### 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.