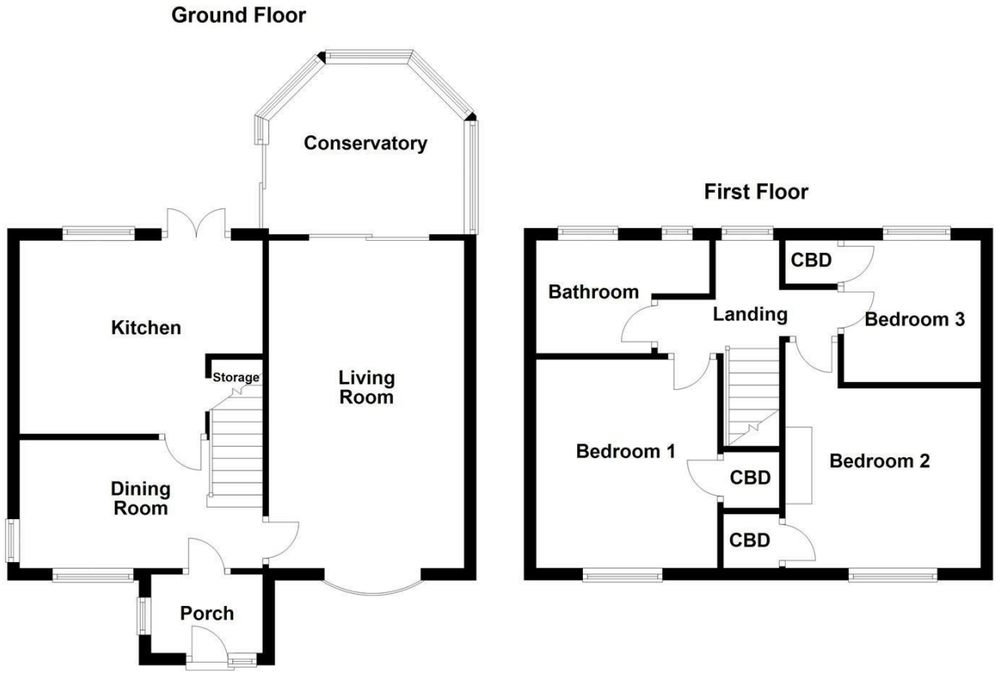
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



9 Manor Drive, Ossett, WF5 0LL

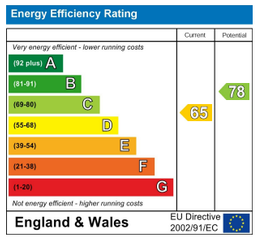
For Sale Freehold £235,000

Nestled in a cul-de-sac location is this three bedroom semi detached property benefitting from well proportioned accommodation, modern fitted kitchen, ample off road parking and attractive enclosed rear garden.

The property briefly comprises of the entrance porch, dining room, living room, kitchen and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front there is a slate driveway providing off road parking for three vehicles with timber pathway to the front door and hedging either side. The rear garden is mainly laid to lawn incorporating pebbled and timber pathways leading round the garden with wood chip area, ideal for children, a raised decked patio area, perfect for outdoor dining and entertaining and a brick built outbuilding, fully enclosed by walls and timber fencing.

Ideally located between Ossett and Horbury the property is well placed for local amenities including local schools. Main bus routes run to and from Wakefield city centre and the national motorway network is only short drive away.

Ready to move into, this property would make a fantastic family 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
6'0" x 4'3" (1.84m x 1.32m)
UPVC double glazed windows to the front and side, spotlights to the ceiling and door to the dining room.

DINING ROOM
6'11" x 13'3" (max) x 9'11" (min) (2.12m x 4.04m (max) x 3.03m (min))
Doors to the living room and kitchen. UPVC double glazed windows to the front and side, central heating radiator, coving to the ceiling and stairs to the first floor landing.

KITCHEN
10'4" x 13'2" (max) x 9'10" (min) (3.15m x 4.03m (max) x 3.0m (min))
Range of modern wall and base units with oak work surface over, ceramic Belfast sink with drainer built into the work surface, integrated double oven, integrated five ring gas hob with extractor hood above and herringbone style tiled splash back. Integrated microwave, integrated fridge/freezer, integrated dishwasher and integrated washer/dry.er Access to an understairs storage area, UPVC double glazed window and set of UPVC double glazed French doors to the rear.

LIVING ROOM
17'10" x 10'7" (5.44m x 3.25m)
UPVC double glazed bow window to the front, coving to the ceiling, ceiling roses, central heating radiator and multi fuel gas stove with tiled hearth and wooden mantle. Set of UPVC double glazed sliding doors to the conservatory.

CONSERVATORY
9'3" x 9'9" (max) x 5'1" (min) (2.83m x 2.99m (max) x 1.55m (min))
Set of UPVC double glazed sliding doors to the rear garden and surrounded by UPVC double glazing.

FIRST FLOOR LANDING
UPVC double glazed window to the rear, central heating radiator and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
10'2" x 11'11" (3.1m x 3.65m)
Fitted wardrobes, central heating radiator, UPVC double glazed window to the front, loft access and access to an overstairs storage cupboard.

BEDROOM TWO
10'7" x 12'3" (max) x 4'3" (min) (3.23m x 3.75m (max) x 1.31m (min))
UPVC double glazed window to the front, central heating radiator and access to an overstairs storage cupboard.

BEDROOM THREE
7'7" x 7'9" (2.32m x 2.38m)
Central heating radiator, UPVC double glazed window to the rear and access to a storage cupboard.

BATHROOM/W.C.
5'5" x 9'6" (max) x 6'3" (min) (1.66m x 2.9m (max) x 1.91m (min))
Two UPVC double glazed frosted windows to the rear, spotlights to the ceiling, chrome ladder style radiator, low flush w.c. wall mounted wash basin with mixer tap and bath with mixer tap and shower head attachment with glass shower screen.

OUTSIDE
To the front of the property there is a slate driveway providing off road parking for three vehicles with hedging to either side and timber pathway leading to the front door. To the rear the garden is mainly laid to lawn with timber and pebbled pathways, raised decked patio area, perfect for outdoor dining and entertaining, with wood chip area, and brick built outbuilding, fully enclosed by walls and timber fencing.

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.