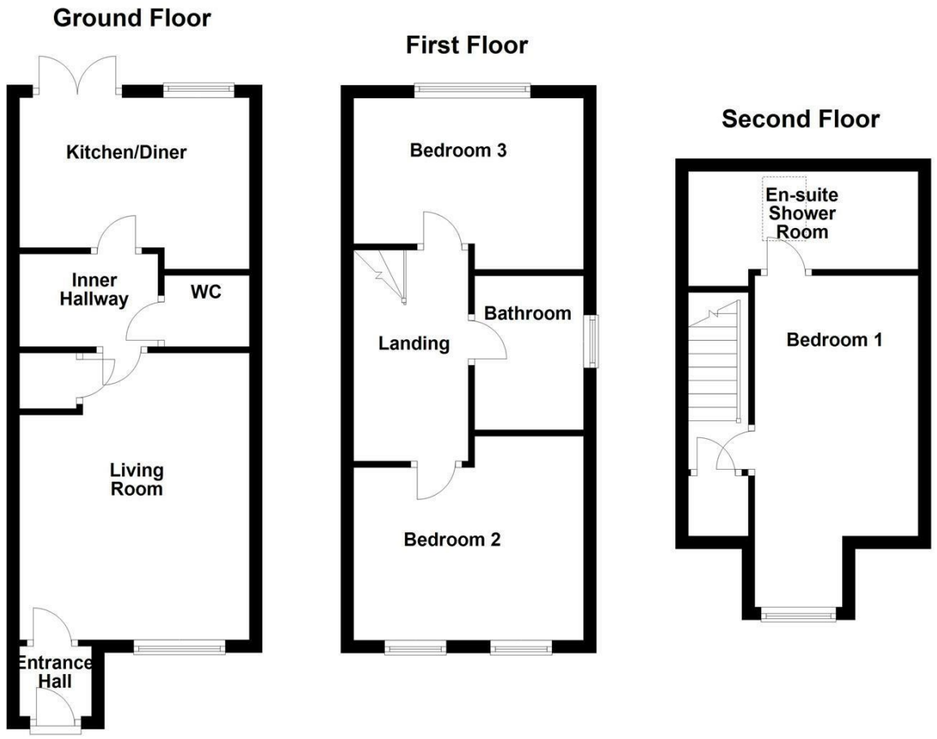
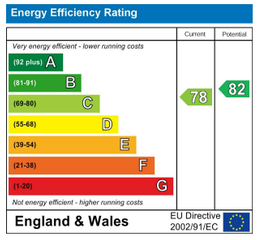


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

8 Marsden Avenue, Ossett, WF5 0AW

For Sale Freehold Offers In The Region Of £269,950

Ideally positioned between Ossett and Horbury is this superbly presented three bedroom property, offering well proportioned accommodation throughout along with driveway parking for two vehicles and an enclosed rear garden. Offered for sale with no onward chain, this home is certainly one not to be missed.

The accommodation briefly comprises an entrance porch leading into the lounge, with a modern kitchen/diner and a convenient downstairs w.c. completing the ground floor. To the first floor, there are two bedrooms and a family bathroom, while the second floor provides a further bedroom benefitting from its own en suite facilities. Externally, the property enjoys driveway parking to the front for two vehicles, while to the rear is a low maintenance enclosed garden incorporating patio, lawned areas and decked area, ideal for outdoor dining and relaxation.

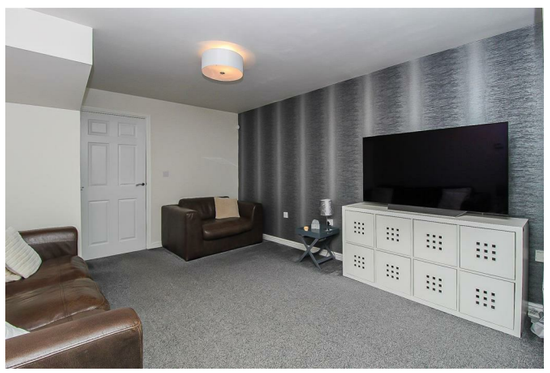
The property is well placed for a wide range of local shops, amenities and schools offered by both Ossett and Horbury, as well as being conveniently located for the motorway network, making it ideal for those commuting further afield.

Offered with no onward chain, an early viewing is highly recommended to fully appreciate all that this home has to offer.

ACCOMMOODATION

ENTRANCE PORCH
3'7" x 3'6" (1.10m x 1.09m)
A central heating radiator and a door leading through to the lounge.

LIVING ROOM
14'7" x 11'9" (4.47m x 3.60m)
UPVC double glazed windows to the front elevation, a central heating radiator, carpeted flooring and built-in storage beneath the stairs. A door leads through to the inner hallway.



INNER HALLWAY
Doors to the living room, w.c. and kitchen/diner.

W.C.
4'4" x 3'7" (1.34m x 1.11m)
Fitted with a two piece suite comprising a low flush w.c. and wash hand basin with mixer tap and tiled splashback. A central heating radiator.

KITCHEN/DINER
11'8" x 8'11" (3.58m x 2.72m)
Fitted with a range of wall and base units with wood effect laminate worktops, integrated electric oven with gas hob and extractor hood, stainless steel 1.5 bowl sink with drainer, space for a fridge freezer, and space and plumbing for a washing machine. A central heating radiator, UPVC double glazed window and UPVC door opening onto the rear garden.

FIRST FLOOR LANDING
Access to two bedrooms and the house bathroom.

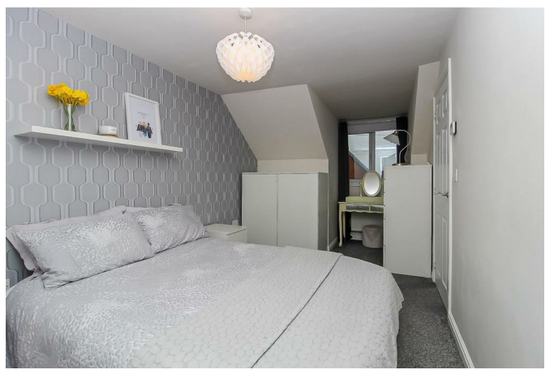
BEDROOM TWO
11'10" x 10'5" (3.61m x 3.18m)
Two UPVC double glazed windows to the front elevation and a central heating radiator.

BEDROOM THREE
11'10" x 8'10" (3.62m x 2.71m)
UPVC double glazed window to the rear elevation and a central heating radiator.

BATHROOM/W.C.
7'10" x 5'7" (2.40m x 1.71m)
Fitted with a three piece suite comprising a panelled bath with wall mounted shower over and glass screen, wash hand basin with mixer tap and tiled splashback, and a low flush w.c. A central heating radiator and a frosted UPVC double glazed window to the side elevation.

SECOND FLOOR LANDING
Access to the principal bedroom and en suite.

BEDROOM ONE
16'3" x 8'5" (4.96m x 2.59m)
UPVC double glazed window to the front elevation, a central heating radiator, and a door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
11'1" x 4'11" (3.38m x 1.51m)
Fitted with a three piece suite comprising a corner shower cubicle with glazed sliding doors and wall mounted shower, wash hand basin with mixer tap and tiled splashback, and a low flush w.c. A central heating radiator and a window to the rear elevation complete the room.

OUTSIDE
Externally, to the front of the property there is a tarmac driveway providing off road parking for two vehicles. To the rear, the property benefits from a flagged patio area and low maintenance lawn, decking area and gated side access.

PLEASE NOTE
An annual estate maintenance charge of approximately £155.00 applies; however, this amount is subject to change and may vary year to year.

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

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.