Richard Kendall Estate Agent

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15 Marsden Avenue, Ossett, Wakefield, WF50AW

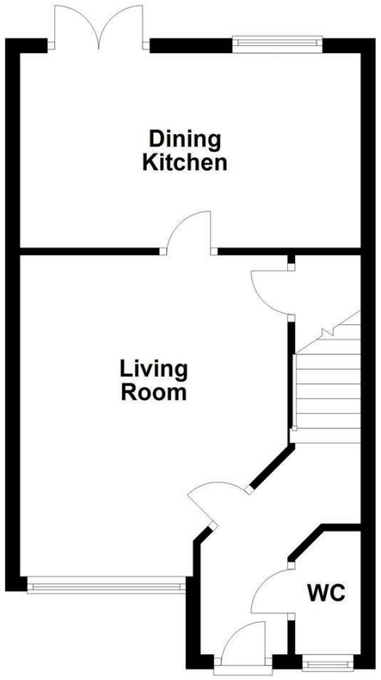
For Sale Freehold £235,000

An attractively presented three bedroom semi detached house with en suite to the principal bedroom, an enclosed garden to the rear and off street parking in this sought after development on the fashionable southern fringe of Ossett.

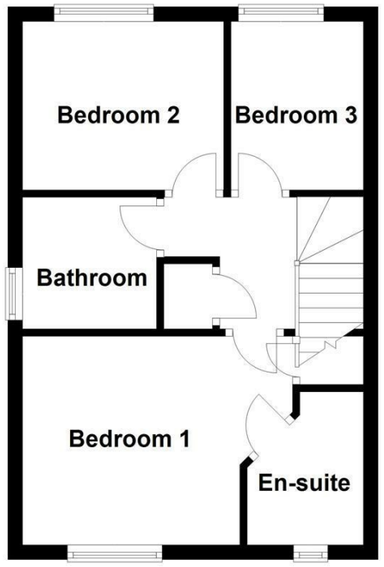
With a gas fired central heating system and sealed unit double glazed windows, this comfortable and thoughtfully presented property is approached via a welcoming entrance hall that has a guest cloakroom off to the side. The main living room is of good proportions and leads through into a dining kitchen that span the rear of the house. The kitchen is fitted with a good range of modern units with integrated appliances and the dining area has French doors out to the rear garden. On the first floor the principal bedroom has an en suite shower room/w.c. with the two further bedrooms being served by the family bathroom/w.c. Outside, the property has a garden whilst to the rear there is an enclosed garden with a pleasant aspect, patio seating area, lawn and useful wooden shed. To the rear there is a driveway providing off road parking for two vehicles.

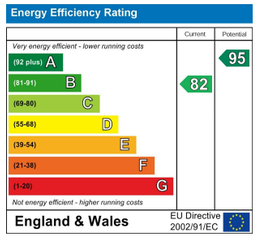
The property is situated in this popular residential development on the fashionable southern fringe of Ossett, within easy reach of the good range of local facilities available in the centres of Ossett and Horbury. A broader range of amenities are available in the city centre of Wakefield and the national motorway network is readily accessible.

Ground Floor



First Floor





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

RECEPTION HALL
Composite front entrance door, central heating radiator and stairs to the first floor landing.

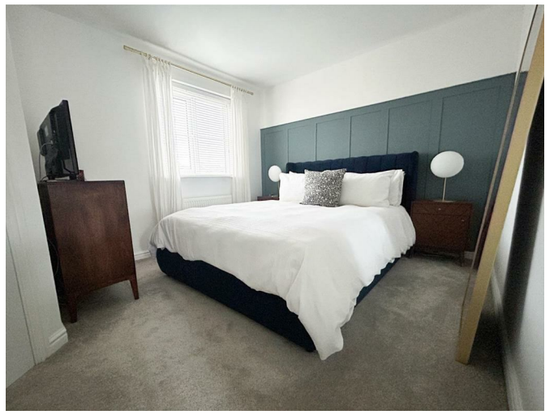
GUEST CLOAKROOM/W.C.
5'6" x 2'11" (1.7m x 0.9m)
Frosted window to the front, part panelled walls, fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Central heating radiator.

LIVING ROOM
14'5" x 12'1" max (4.4m x 3.7m max)
Large window to the front, central heating radiator, useful understair cupboard.

DINING KITCHEN
15'5" x 8'10" (4.7m x 2.7m)
Window and French doors out to the rear garden. Fitted to a lovely standard with a contemporary style kitchen with a good range of wall and base units with Quartz worktops incorporating composite sink unit. Tiled splashbacks, four ring induction hob with filter hood over, built in oven and integrated microwave, integrated washing machine and integrated fridge and freezer. The dining area has a double central heating radiator.

FIRST FLOOR LANDING
Loft access hatch. Built in linen cupboard.

BEDROOM ONE
12'1" x 9'6" max (3.7m x 2.9m max)
Window to the front, central heating radiator, part panelled wall and a built in overstair cupboard.



EN SUITE/W.C.
6'2" x 5'2" max (1.9m x 1.6m max)
Frosted window to the front, part tiled walls, fitted with a quality white and chrome suite comprising corner shower cubicle, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.

BEDROOM TWO
9'2" x 7'6" (2.8m x 2.3m)
Window to the rear, central heating radiator, built in desk arrangement with cupboards under.

BEDROOM THREE
7'6" x 5'10" (2.3m x 1.8m)
Well proportioned single bedroom currently used as a dressing room with a central heating radiator and window to the rear.

FAMILY BATHROOM/W.C.
6'2" x 5'10" (1.9m x 1.8m)
Frosted window to the side, fitted with a quality white and chrome three piece suite comprising panelled bath, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.

OUTSIDE
To the front, the property has a pleasant lawned garden together with a pathway to the front entrance door. The rear has a larger garden enclosed with a tall boundary fence and laid mainly to lawn with paved patio seating area, useful wooden shed and gate to the side. There is a driveway to the rear of the property behind the back garden providing off road parking for two vehicles.

PLEASE NOTE
There is an annual charge (approximately £175) for the communal area to management company Gateway Properties.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.