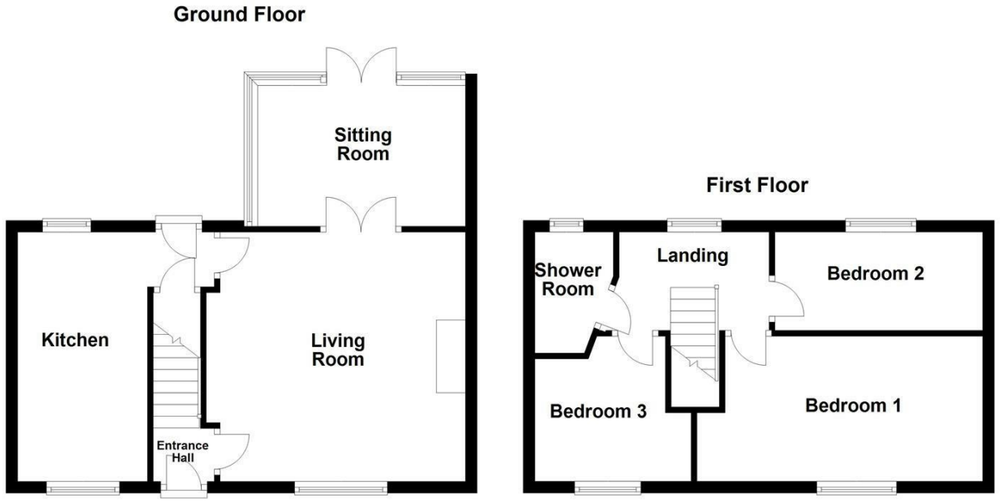
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



41 Field Lane, Ossett, WF5 9DZ

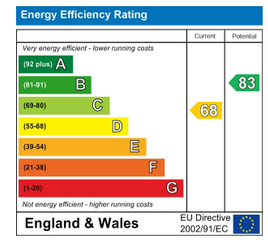
For Sale Freehold £199,000

Situated in the sought after area of Ossett is this well presented three bedroom semi detached property benefitting from modern fitted kitchen and shower room, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, sitting room and kitchen. The first floor landing leads to three bedrooms and the house shower room/w.c. Outside to the front of the property there is a pebbled garden with planted features. Pebbled off street parking to the side leading to the single detached garage. To the rear is an enclosed wood chipped garden with paved patio areas, perfect for entertaining and dining purposes with water feature pond.

Within walking distance of Ossett town centre and all local shops and amenities it has to offer including schools. It is also on good bus routes and for those looking to commute further afield for work the nearby M1 motorway is within easy distance.

This property would be ideal for the first time buyer, couple or small family and an early 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 HALL
UPVC front entrance door, stairs to the first floor landing, central heating radiator, coving to the ceiling and door to the living room.

LIVING ROOM
14'0" x 14'7" (max) x 12'11" (min) (4.28m x 4.47m (max) x 3.95m (min))
Set of double doors to the sitting room, door to the kitchen, UPVC double glazed window to the front, central heating radiator, coving to the ceiling and media wall with television point and decorative electric fire.

SITTING ROOM
11'8" x 8'2" (3.57m x 2.49m)
Set of UPVC double glazed French doors to the rear garden with UPVC double glazed windows to the rear and central heating radiator.

KITCHEN
14'0" x 11'0" (max) x 6'11" (min) (4.29m x 3.37m (max) x 2.12m (min))
Range of modern wall and base units with laminate work surface over, inset stainless steel sink with mixer tap, four ring gas hob with extractor hood above and splash back. Integrated oven and microwave, space and plumbing for a washing machine and tumble dryer, as well as space for a fridge/freezer. Downlighting, kick board lighting, coving to the ceiling, UPVC double glazed door to the rear, two UPVC double glazed windows to the front and rear, anthracite column central heating radiator and access to an understairs storage cupboard.

FIRST FLOOR LANDING
UPVC double glazed window to the rear, coving to the ceiling and doors to three bedrooms and the house shower room.

BEDROOM ONE
16'1" x 8'2" (4.90m x 2.49m)
Range of fitted wardrobes, storage units and dressing table. Central heating radiator, coving to the ceiling and UPVC double glazed window to the front.

BEDROOM TWO
5'6" x 11'11" (1.69m x 3.65m)
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BEDROOM THREE
8'2" x 8'7" (max) x 3'1" (min) (2.49m x 2.63m (max) x 0.95m (min))
Loft access, UPVC double glazed window to the front, central heating radiator, coving to the ceiling and fitted wardrobes.

SHOWER ROOM/W.C.
6'10" x 4'2" (max) x 3'5" (min) (2.09m x 1.28m (max) x 1.05m (min))
Coving to the ceiling, UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., ceramic wash basin with storage and mixer tap, shower cubicle with electric shower and fully tiled.

OUTSIDE
To the front of the property there is a pebbled garden with planted features. Pebbled off street parking to the side leading to the single detached garage. To the rear is a wood chipped garden incorporating block paved patio areas, perfect for outdoor dining and entertaining with raised planted beds, feature pond and 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.