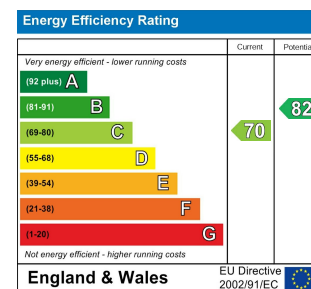
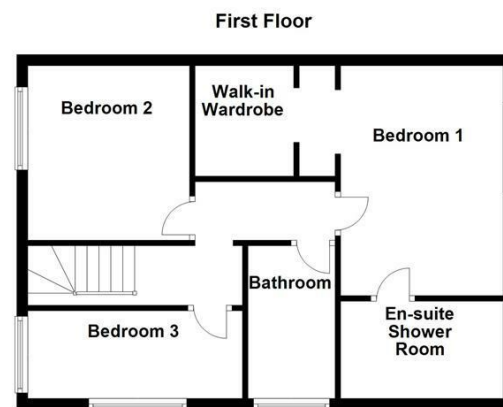
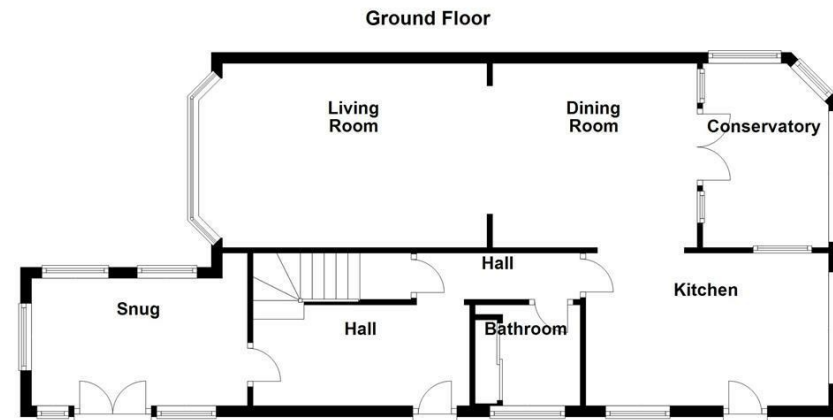




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective 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 www.mortgagesolutionsofwakefield.co.uk
 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*

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 Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



63 Fairfield Drive, Ossett, WF5 0DU

For Sale Freehold Offers In The Region Of £349,950

Situated in Ossett is this superbly presented extended three bedroom detached property benefitting from front and side gardens, driveway parking and detached garage.

The property briefly comprises of an entrance hall, living room leading into open plan dining/kitchen area with downstairs conservatory, downstairs w.c. and extended snug, currently used as a home salon, which can be utilised for a variety of purposes. To the first floor landing there are three bedrooms, bedroom one benefitting from both walk in wardrobe and en suite shower room/w.c., plus a further family bathroom/w.c. Externally to the front of the property there are easy to maintain lawns to the front and side with a flagged patio seating area. There is also driveway parking with ample space for two cars and a detached garage with electric up and over door.

Situated in Ossett this property is ideally located for all local shops and amenities. The property is also located close to all local schools and a short drive away from Ossett town centre which hosts the twice weekly market. It is ideally located to the motorway network for those looking to commute further afield for work.

Done to a high standard this property would make a fantastic family home and a viewing is highly recommended.



ACCOMMODATION

HALL
 Grey wood effect laminate flooring, gas central heating radiator, built in storage cupboard under the stairs and doors to downstairs w.c., kitchen, living room and extended snug area.

LIVING ROOM
 15'9" x 10'11" [4.81m x 3.35m]
 UPVC double glazed bay window to the side elevation, gas central heating radiator, carpeted and spotlights to the ceiling. Open archway leading through to an open plan dining/kitchen.



DINING ROOM
 12'1" x 10'11" [3.70m x 3.33m]
 UPVC double French doors to the side elevation leading through into the conservatory, grey wood effect laminate flooring, gas central heating radiator and opening through to the kitchen.

KITCHEN
 13'5" x 9'0" [4.10m x 2.76m]
 Modern fitted kitchen with an array of wall and base units for storage, inset sink and drainer, integrated gas hob with cooker hood, integrated oven and microwave, integrated dishwasher and integrated freezer. Space for another fridge/freezer and space for an integrated washing machine. UPVC double glazed windows to the front and side elevation and spotlights to the ceiling. UPVC double glazed door to the front elevation leading out to the front and side gardens.



CONSERVATORY
 10'5" x 7'10" [3.19m x 2.39m]
 UPVC double glazed windows to the side and rear elevation, UPVC roof and carpeted. Currently used as a home office.



W.C.
 5'2" x 5'6" [1.89m x 1.70m]
 UPVC double glazed frosted window to the front elevation, low flush w.c., wash hand basin and mixer tap. Chrome style ladder radiator, fitted wardrobes with sliding doors, partially tiled along the walls and spotlights to the ceiling.

SNUG
 12'10" x 7'6" [3.93m x 2.31m]
 Currently used as a home salon but can be used for a variety of purposes such as a much sought after working from home space. UPVC double glazed windows to the rear and side elevation with UPVC double glazed French doors to the front and UPVC double glazed windows to either side. Grey wood effect laminate flooring, gas central heating radiator, exposed wood beams to the ceiling and spotlights.



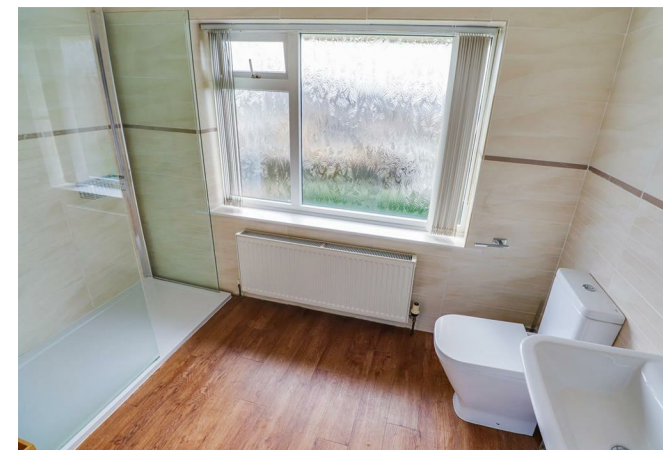
FIRST FLOOR LANDING
 Access to three bedrooms and family bathroom/w.c.

BEDROOM ONE
 13'11" x 9'7" [4.26m x 2.94m]
 UPVC double glazed window to the side elevation, gas central heating radiator and carpeted. Opening leading through to a walk in wardrobe.



WALK IN WARDROBE
 8'7" x 6'6" [2.62m x 1.99m]
 Carpeted, spotlights to the ceiling and fitted shelving units.

EN SUITE SHOWER ROOM/W.C.
 9'8" x 5'6" [2.95m x 1.70m]
 UPVC double glazed window to the front elevation and gas central heating radiator. Walk in shower cubicle with wall mounted shower, low flush w.c., wash hand basin with mixer tap, extractor fan, fully tiled on the walls and spotlights to the ceiling.



BEDROOM TWO
 11'2" x 9'6" [3.41m x 2.92m]
 UPVC double glazed window to the side elevation, gas central heating radiator and carpeted.



BEDROOM THREE
 13'1" x 4'0" [3.99m x 1.23m]
 UPVC double glazed windows to the front and side elevation, gas central heating radiator, carpeted and built in storage on bulk head of the stairs.

BATHROOM/W.C.
 9'6" x 5'3" [2.92m x 1.61m]
 UPVC double glazed frosted window to the front elevation. Three piece bathroom suite comprising wall mounted shower over the bath, low flush w.c. and wash hand basin with mixer taps. Chrome style ladder radiator, fully tiled walls, extractor fan and spotlights to the ceiling.

OUTSIDE
 To the front of the property is a bush and shrub border with gated entry and flagged walkway leading up to the front of the property. There are easy to maintain lawns to the front and side with walkway round to the side leading to a flagged patio seating area with a pebbled lawn area. Wood fencing to the side leading up to driveway parking with ample space for two cars and a detached garage with an electric up and over door.



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.