Richard Kendall Estate Agent

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27 Fairfield Road, Ossett, WF5 0DZ

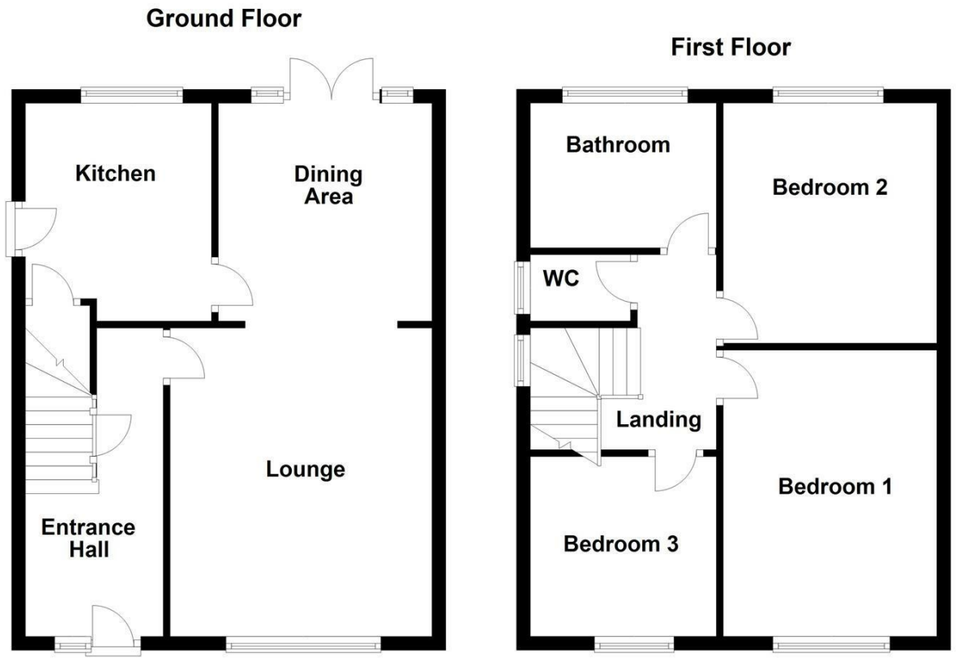
For Sale Freehold £249,900

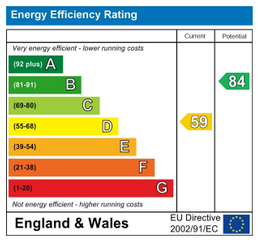
Situated in the sought after area is this spacious three bedroom semi detached property in need of a degree of modernisation boasting well proportioned accommodation including two reception rooms, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, lounge, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom with separate w.c. Outside to the front the property has a pebbled garden with paved driveway providing ample off road parking leading to the single detached garage. To the rear is a low maintenance garden with paved patio area, perfect for al fresco dining, fully enclosed by walls and timber fencing.

The property is ideally located to Ossett town centre and is within walking distance to local schools, ideally placed for all shops and amenities.

This would make a fantastic 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 HALL
UPVC double glazed frosted entrance door, central heating radiator, stairs to the first floor landing with understairs storage cupboard and doors to the kitchen and lounge.

LOUNGE
12'5" x 14'3" (3.81m x 4.35m)
UPVC double glazed window to the front, an opening through to the dining room, central heating radiator and gas fireplace with marble hearth.

DINING ROOM
10'2" x 10'5" (3.12m x 3.19m)
Door through to the kitchen, UPVC double glazed window to the rear and central heating radiator.

KITCHEN
8'7" x 10'4" (max) x 9'9" (min) (2.64m x 3.16m (max) x 2.99m (min))
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring gas hob with tiled splash back, integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed frosted side door, large storage pantry, UPVC double glazed window to the rear and access to a further storage cupboard.

FIRST FLOOR LANDING
UPVC double glazed frosted window to the side, loft access and doors to three bedrooms, the house bathroom and separate w.c.

BEDROOM ONE
13'7" x 10'2" (4.15m x 3.12m)
Set of fitted wardrobes and dressing table, UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO
11'3" x 10'2" (3.45m x 3.12m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
8'5" x 8'8" (max) x 5'5" (min) (2.57m x 2.66 (max) x 1.67m (min))
Central heating radiator and UPVC double glazed window to the front.

BATHROOM
8'9" x 6'7" (max) x 4'7" (min) (2.67m x 2.03m (max) x 1.4m (min))
Fitted storage cupboard housing the water tank, central heating radiator, UPVC double glazed frosted window to the rear, pedestal wash basin, panelled bath with mixer tap and electric shower head attachment. Partially tiled.

W.C.
4'5" x 3'3" (1.36m x 1.0m)
UPVC double glazed frosted window to the side and low flush w.c.

OUTSIDE
To the front of the property the garden is pebbled with paved features and a paved driveway running down the side of the property providing off road parking for several vehicles leading to the single detached garage with manual up and door. The rear garden is low maintenance with a paved patio area, perfect for outdoor dining and entertaining with pebbled and planted border incorporating mature shrubs, fully enclosed by walls and timber fencing.

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.