Richard Kendall Estate Agent

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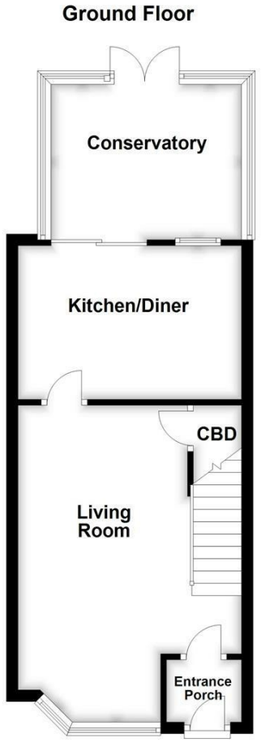
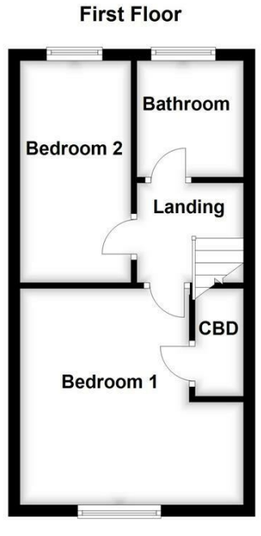
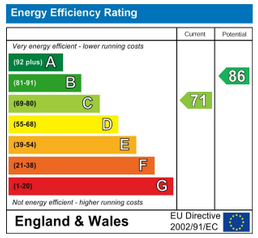
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844







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.

4 Ashleigh Gardens, Ossett, WF5 9PN

For Sale Freehold Offers In The Region Of £200,000

Situated in the sought after town of Ossett and nestled into a cul-de-sac location is this two bedroom semi detached property. An ideal purchase for a first time buyer, professional couple or small family and boasting off road parking, an attractive enclosed rear garden and well proportioned accommodation throughout.

The accommodation briefly comprises of entrance porch, living room, kitchen diner and conservatory. To the first floor landing there is access to the loft, two bedrooms and the house bathroom/w.c. Outside to the front there is a block paved driveway providing off road parking for two vehicles and leading to the front door. To the rear, the garden is very low maintenance and incorporates a paved patio area ideal for outdoor and entertaining, artificial lawn and a planted bed.

Well presented throughout, this property deserves a full internal inspection to truly show what is on offer and so an early viewing comes highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE PORCH
3'6" x 4'3" (1.08m x 1.3m)
Composite front entrance door with frosted glass pane leading into the entrance porch, central heating radiator, door into the living room.

LIVING ROOM
16'0" x 12'8" max x 8'1" (4.88m x 3.87m max x 2.47m)
Coving to the ceiling, stairs providing access to the first floor landing, central heating radiator, door through to the kitchen diner, door to understairs storage, UPVC double glazed window to the front.

KITCHEN DINER
12'8" x 8'8" (3.87m x 2.66m)
Sliding doors with metal frame leading to the conservatory, UPVC double glazed window into the conservatory, central heating radiator, spotlights to the ceiling. A range of modern wall and base units with laminate work surface over, inset 1 1/2 sink and drainer with mixer tap, integrated oven, space and plumbing for a washing machine and a slimline dishwasher, space for a fridge freezer, four ring induction hob with partial Pyrex splashback and stainless steel extractor hood over.

CONSERVATORY
8'9" x 12'2" (2.69m x 3.71m)
UPVC double glazed windows, UPVC double glazed French doors leading out to the rear garden, central heating radiator.

FIRST FLOOR LANDING
Loft access, central heating radiator, doors to bedrooms and the house bathroom/w.c.

BEDROOM ONE
12'2" x 12'8" max x 9'7" min (3.72m x 3.87m max x 2.93m min)
Fitted wardrobes, access to over stairs storage cupboard, central heating radiator, UPVC double glazed window to the front.

BEDROOM TWO
6'3" x 12'5" (1.93m x 3.81m)
UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM/W.C.
6'7" x 5'11" (2.03m x 1.81m)
Frosted UPVC double glazed window to the rear, chrome ladder central heating radiator, extractor fan, concealed cistern low flush w.c., wash basin built into a storage unit with mixer tap and a P shaped panelled bath with mixer tap, mains fed overhead shower with shower head attachment, shower screen and is fully tiled.

OUTSIDE
To the front there is a block paved driveway providing off road parking for two vehicles and leads to the front entrance door. To the rear the garden is low maintenance and is mainly paved patio area perfect for outdoor dining and entertaining purposes incorporating planted beds and artificial lawn, enclosed by walls and timber fencing. Space for a garden shed.

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

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.