



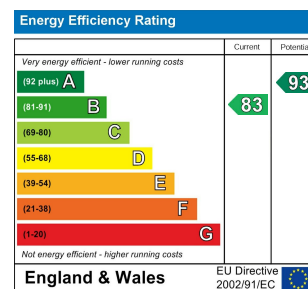
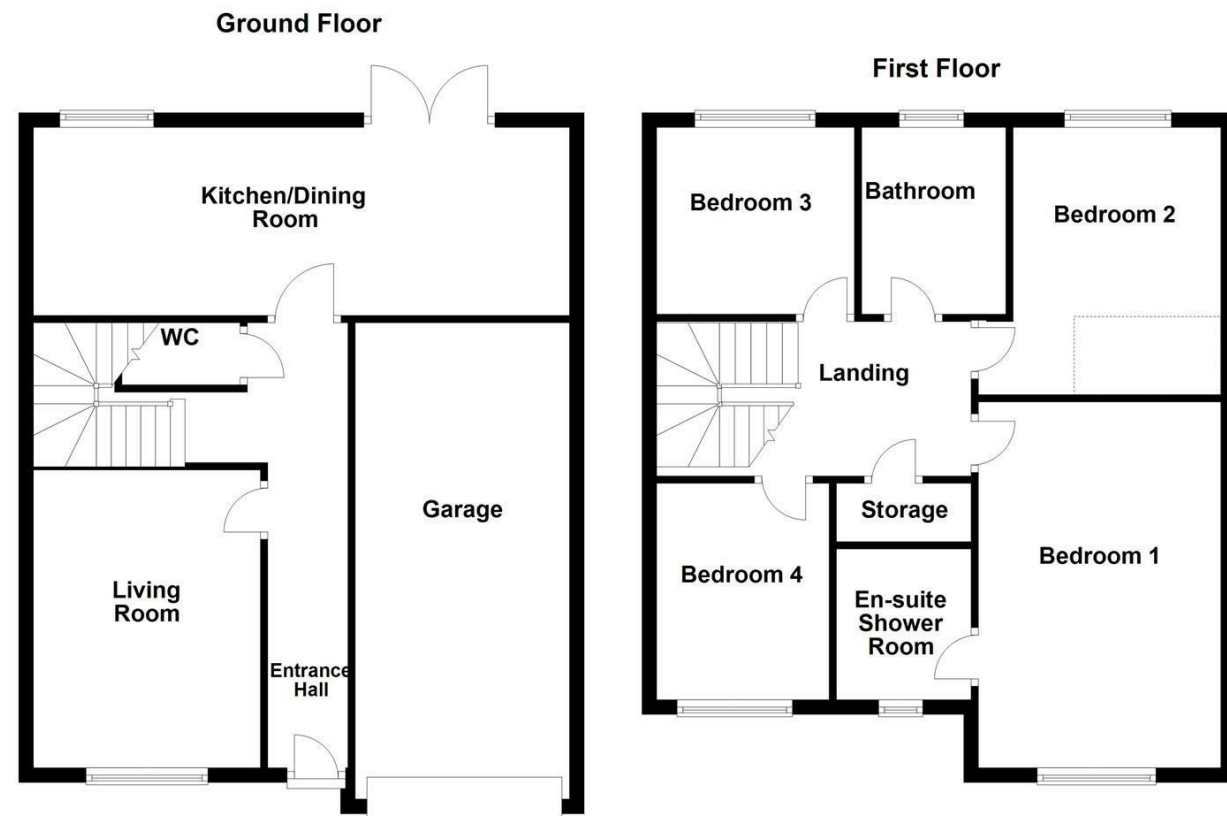
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

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.



**7 Marsden Avenue, Ossett, WF5 0AW**

**For Sale Freehold Offers In The Region Of £380,000**

Situated on this small and popular modern development sits this excellent proportioned four bedroom detached family home. Finished off to a high quality and decorated in modern and light neutral colour tones throughout.

With Hive heating system and security alarm system, the accommodation comprises, to the ground floor, of a welcoming entrance hallway, a snug living room with window to the front, an open plan high spec fitted dining kitchen with a range of integrated appliances with French doors leading out to the rear garden, downstairs cloakroom/w.c. To the first floor there are four bedrooms, all of which are double, the main and second bedroom with fitted wardrobes along with the main having a high spec en suite/w.c. in addition to the modern house bathroom/w.c. As well as an integrated garage the property enjoys two off street parking spaces to the front via patterned concrete driveway, whilst to the rear a beautiful landscaped garden with Indian stone patio seating.

Situated on this popular and modern development on the outskirts of Ossett, the property enjoys fantastic local amenities, which can be found in Ossett town centre. A good range of local schools and excellent transport links by way of the M1 and M62 motorways.

This property would be perfect and convenient choice for any growing family and viewings are highly recommended on this well presented and spacious family home.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



**ACCOMMODATION**

**ENTRANCE HALLWAY**

19'10" x 3'7" [6.07m x 1.1m]  
Composite front entrance door. Gas central heating radiator, access to downstairs w.c., snug, living room and modern dining kitchen.



**LIVING ROOM**

10'0" x 13'3" [3.07m x 4.06m]  
UPVC double glazed window to the front, central heating radiator and an electric fireplace on a composite plinth. Door to the dining kitchen.



**DINING KITCHEN**

8'3" x 24'3" [2.52m x 7.40m]  
Beautiful and modern grey matte effect soft touch units with handles, Quartz work surfaces, 1 1/2 sink with mixer tap, five ring Bosch induction hob, Quartz splashback, extractor fan, LED downlighting and kickboard lighting, integrated double Neff oven (one being combi with microwave) and warming plate, integrated fridge and freezer, integrated Hoover washing machine, integrated AEG dishwasher, vertical radiator, LED ceiling spotlights, UPVC double glazed window and UPVC double glazed French doors.



**CLOAKROOM/W.C.**

2'9" x 5'6" [0.86m x 1.7m]  
Two piece white suite comprising ceramic sink with mixer tap and a low level flush w.c. Tiled walls and floor, radiator.

**FIRST FLOOR LANDING**

A spacious landing providing access to four bedrooms and a house bathroom suite.

**BEDROOM ONE**

10'11" x 16'6" [3.35m x 5.04m]  
UPVC double glazed window to the front, central heating radiator, fitted wardrobes and a door leading to the en suite/w.c.



**EN SUITE/W.C.**

5'6" x 7'0" [1.69m x 2.15m]  
Three piece suite in white comprising suspended sink with mixer tap and fitted storage, low level flush w.c., vertical heated towel rail and a walk in shower with rain fall attachment. Tiled walls, tiled floor, UPVC double glazed frosted window to the front, LED ceiling spotlights.

**BEDROOM TWO**

10'10" x 11'10" [3.32m x 3.63m]  
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes.



**BEDROOM THREE**

8'8" x 8'6" [2.65m x 2.61m]  
UPVC double glazed window to the rear, fitted wardrobe and a central heating radiator.

**BATHROOM/W.C.**

8'5" x 6'0" [2.57m x 1.85m]  
A beautiful finish with fully tiled walls and floor, LED spotlights, UPVC double glazed frosted window to the rear. Three piece suite in white comprising of a suspended ceramic sink with mixer tap and storage underneath. Low level flush w.c., chrome heated towel rail and a generous size bath with shower facilities over.



**BEDROOM FOUR**

9'6" x 8'10" [2.9m x 2.71m]  
UPVC double glazed window to the front, central heating radiator and vinyl flooring.

**INTEGRAL GARAGE**

Power and lighting.

**OUTSIDE**

To the front of the property there is an open lawned garden and a patterned concrete double driveway providing ample off road parking. To the rear there is a fully enclosed family friendly garden featuring an Indian stone patio, raised lawn area, which is fully enclosed and enjoys a good degree of privacy.



**PLANNING PERMISSION**

The property has planning permission for a single storey rear extension, partial conversion of garage to habitable room with new side windows. Planning ref: 23/01417/FUL.

**PLEASE NOTE**

We are advised that the property is freehold. There is an annual Estate Management charge which for 2023 was £175.15

**COUNCIL TAX BAND**

The council tax band for this property is E.

**EPC RATING**

To view the full Energy Performance Certificate please call into one of our six 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.