Richard Kendall Estate Agent

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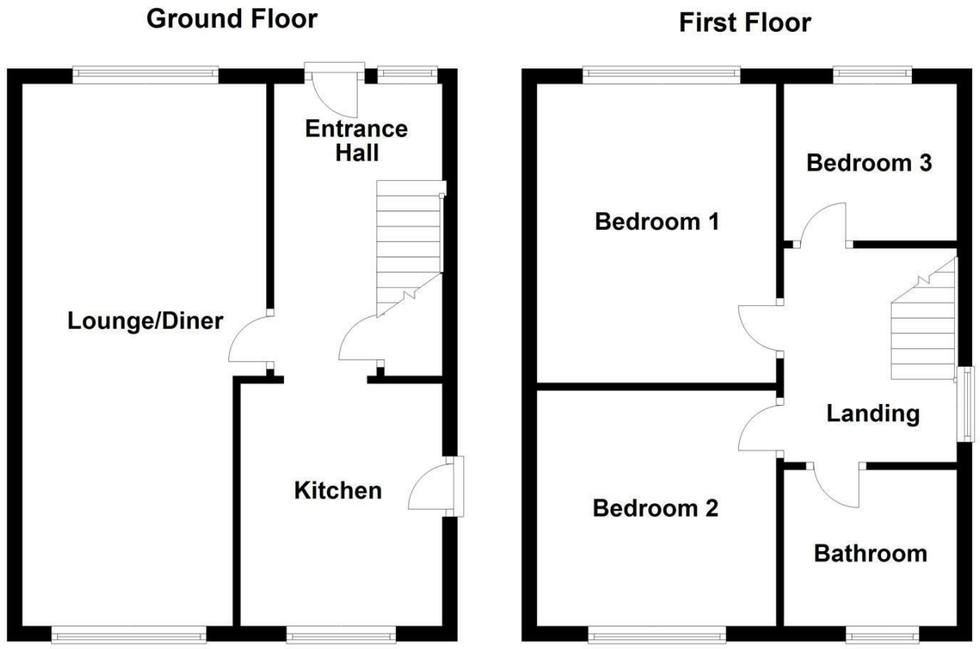
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



34 Healey Drive, Ossett, WF5 8LY

For Sale Freehold Offers In The Region Of £270,000 - £270,000

Well appointed throughout is this spacious and attractive three bedroom detached home benefitting UPVC double glazing and gas central heating.

The property fully comprises entrance hall, spacious lounge/diner and modern fitted kitchen. To the first floor landing there are three bedrooms and bathroom/w.c. Externally there is a lawned garden to the front and driveway with off street parking leading to a brick built garage. With lawned garden to the rear incorporating patio area.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and good schools with local bus routes nearby. Ossett also benefits from a twice weekly market and great access to the motorway network.

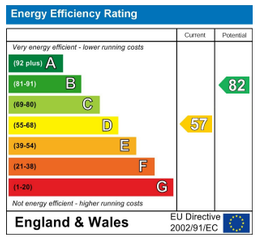
Simply a fantastic home, ideal for the growing family and deserves an early viewing to truly appreciate the accommodation on offer and to avoid disappointment.

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*

Wakefield office 01924 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
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.

OUTSIDE
Lawned garden to the side and a resin patio area at the rear.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed frosted window to the side, laminate flooring, radiator, under stairs storage and stairs to the first floor landing. Doors to lounge/diner and modern fitted kitchen.

KITCHEN
10'5" x 8'8" (3.18m x 2.65m)
Range of modern fitted gloss wall and base units with work surface over incorporating sink and drainer with mixer tap, space for an American style fridge/freezer, laminate flooring, integrated oven and grill with four ring electric hob and Cooke & Lewis filter hood above. Integrated dishwasher, drawers down the base units, splash back tiles on the walls, UPVC double glazed window to the rear and UPVC stable door to the side.

LOUNGE/DINER
10'8" (max) x 8'3" (min) x 25'11" (3.26m (max) x 2.52m (min) x 7.91m)
Enjoying a dual aspect with UPVC double glazed window to the front and rear. Two radiators, laminate flooring, gas fire set on a marble back, hearth and modern surround.

FIRST FLOOR LANDING
Loft access and UPVC double glazed window to the side. Doors to three bedrooms and bathroom/w.c.

BEDROOM ONE
10'5" x 12'9" (3.20m x 3.90m)
UPVC double glazed window to the front and radiator.

BEDROOM TWO
10'6" x 10'5" (3.21m x 3.18m)
UVPC double glazed window to the rear and radiator.

BEDROOM THREE
6'2" x 8'11" (1.89m x 2.72m)
UPVC double glazed window to the front, radiator and bulk head over the stairs.

BATHROOM/W.C.
7'4" x 6'2" (2.26m x 1.89m)
Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, airing cupboard, fully tiled walls, UPVC double glazed frosted window to the rear, radiator and tiled effect floor.

OUTSIDE
There is a lawned garden to the front with plants, trees and shrubs bordering with driveway providing off street parking leading to a brick built garage with up and over door. To the rear there is an attractive lawned garden to the rear with plants and shrubs bordering incorporating patio area.

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.