Richard Kendall Estate Agent

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8 Sowood Avenue, Ossett, WF5 0DD

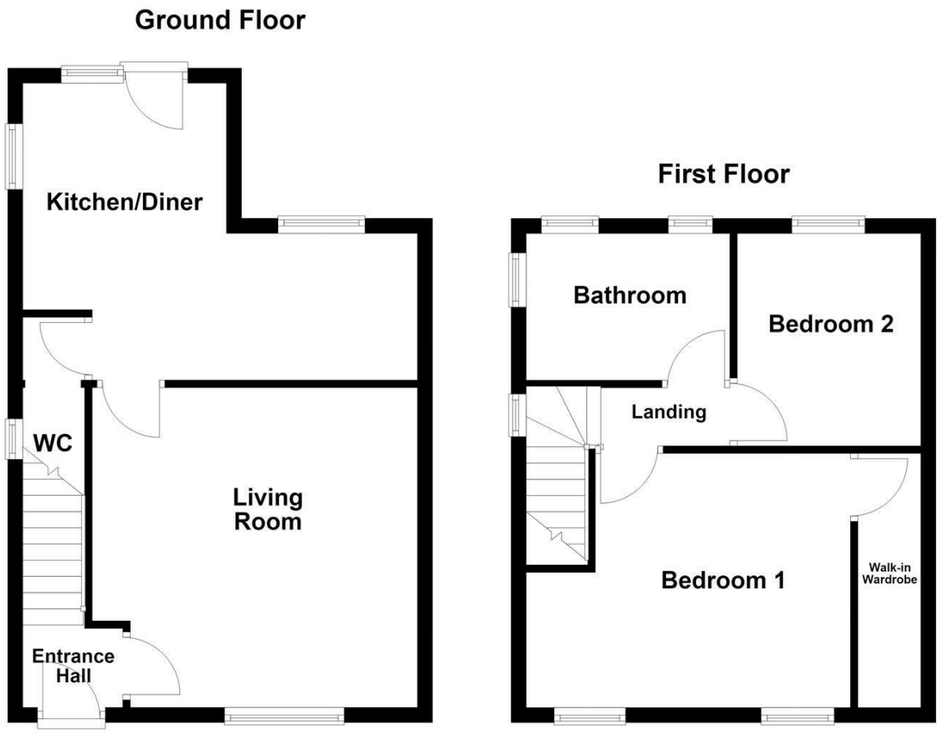
For Sale Freehold £212,000

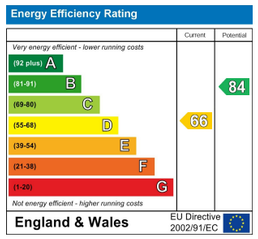
Situated in the sought after town of Ossett is this superbly presented two bedroom semi detached home. Having undergone a full programme of renovation, the property is tastefully decorated throughout and benefits from a modern fitted kitchen, contemporary bathroom, off road parking for two vehicles, a detached garage and an enclosed rear garden. This impressive home is not to be missed.

The accommodation briefly comprises an entrance hall with a staircase leading to the first floor and a door opening into the living room. The living room leads through to the spacious kitchen diner, which provides access to the downstairs W.C. and rear garden. To the first floor, the landing provides access to the loft, two well proportioned bedrooms and the modern house bathroom. The principal bedroom also benefits from a useful walk in wardrobe. Outside, the property has a low maintenance frontage with a tarmac driveway providing off road parking for one vehicle. A shared driveway leads to a further paved parking space and a single detached garage with an up-and-over door. The enclosed rear garden is mainly laid to lawn and features mature shrubs and a paved patio area, ideal for outdoor dining and entertaining. Timber fencing surrounds the garden, making it suitable for families with children or pets.

Ossett is an excellent location for a range of buyers, including first-time buyers, professional couples and small families. A selection of shops, schools, cafés and well-regarded public houses can be found nearby, particularly within Ossett town centre. Regular bus services operate close to the property, while Wakefield's railway stations provide links to major cities including Leeds, Manchester and London. The M1 motorway is also within easy reach, making the property well placed for those commuting further afield. Ossett is known for its strong community spirit, regular family events and popular town centre market.

An internal viewing is highly recommended to fully appreciate the quality, space and location this fantastic home has to offer.





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.

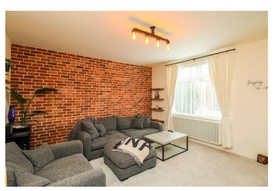
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

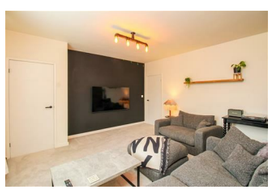
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door with a frosted glass panel leads into the entrance hall. Featuring an anthracite column central heating radiator, engineered oak effect herringbone flooring, a staircase providing access to the first floor landing and a door leading into the living room.

LIVING ROOM
13'11" x 14'1" (max) x 12'5" (min) (4.25m x 4.30m (max) x 3.80m (min))
Featuring a UPVC double glazed window to the front, a column central heating radiator, carpeted flooring and an exposed brick effect feature wall. A door leads through to the kitchen diner.





KITCHEN DINER
17'5" x 12'11" (max) x 6'4" (min) (5.32m x 3.95m (max) x 1.95m (min))
A spacious kitchen diner featuring three UPVC double glazed windows, with two overlooking the rear and one to the side. A composite rear entrance door with a frosted glass panel provides access to the garden. Further features include decorative wall panelling, a matt black column central heating radiator and access to the downstairs W.C. The kitchen is fitted with a range of modern base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. There is a four ring induction hob, integrated oven, space and plumbing for a washing machine and space for a freestanding fridge freezer.

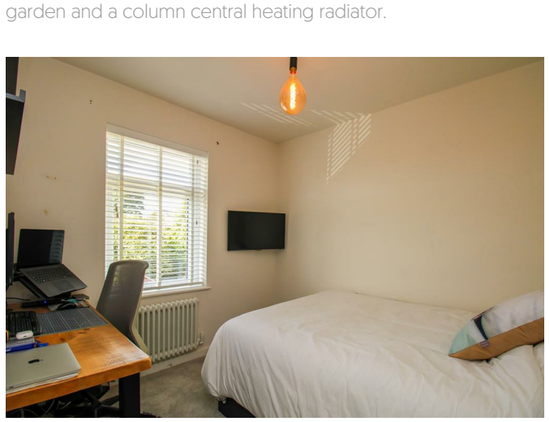
DOWNSTAIRS W.C.
8'8" x 2'8" (2.66m x 0.82m)
Featuring a frosted UPVC double glazed window to the side, a low flush W.C. and a vanity wash basin with mixer tap and storage beneath.

FIRST FLOOR LANDING
Featuring a UPVC double glazed window to the side and providing access to two bedrooms and the house bathroom. A loft hatch with a pull down ladder provides access to the loft, which houses the Viessmann combination boiler.

BEDROOM ONE
11'2" x 13'11" (max) x 10'11" (min) (3.42m x 4.26m (max) x 3.35m (min))
Featuring two UPVC double glazed windows to the front, an anthracite column central heating radiator and a door leading into the walk in wardrobe.

WALK IN WARDROBE
3'0" x 11'3" (0.93m x 3.43m)
Fitted with a range of useful shelving.

BEDROOM TWO
8'4" x 9'3" (2.55m x 2.82m)
Featuring a UPVC double glazed window overlooking the rear garden and a column central heating radiator.



BATHROOM
6'2" x 8'8" (1.90m x 2.65m)
Featuring UPVC double glazed windows to the side and rear, including a frosted window for privacy. The bathroom is fitted with a low flush W.C. and a wash basin with mixer tap, set within a floating vanity unit with wiring for an LED mirror above. There is a freestanding bath with mixer tap and shower attachment, together with a separate shower enclosure featuring a mains fed overhead shower, handheld attachment and glass screen. Further features include partial wall tiling, ceiling spotlights and a matt black ladder style central heating radiator.

OUTSIDE
To the front, the property has a low maintenance frontage with a tarmac driveway providing off road parking for one vehicle. A shared driveway leads to an additional paved parking space and a single detached garage with an up-and-over door. The enclosed rear garden is mainly laid to lawn and features mature shrubs and a paved patio area, ideal for outdoor dining and entertaining. Timber fencing surrounds the garden, making it suitable for families with children or pets.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.