Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

1 Gordon Avenue, Ossett, WF5 9HG

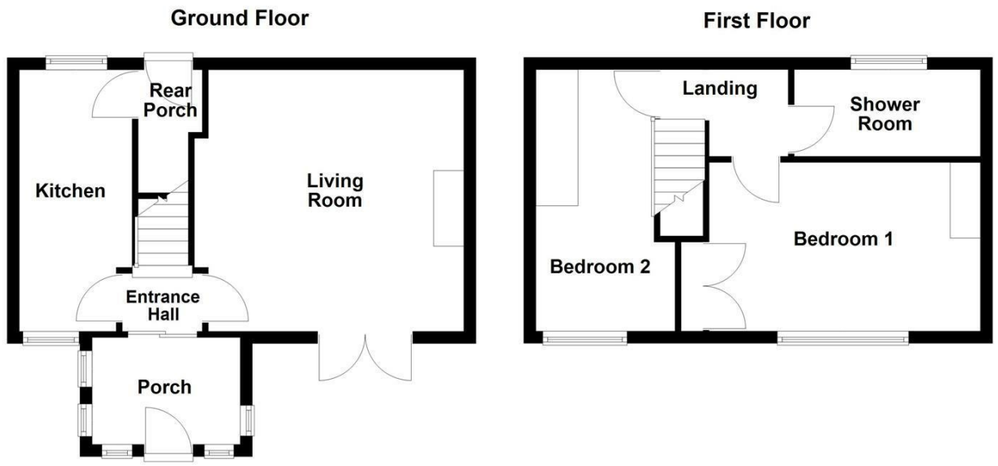
For Sale Freehold £165,000

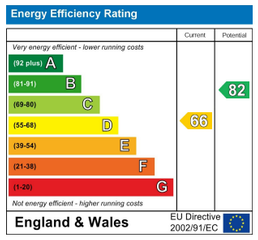
A fantastic opportunity to purchase this well presented two bedroom semi detached home, benefiting from low maintenance front and rear gardens.

The ground floor accommodation comprises a spacious living room featuring an attractive aluminium wood burning fireplace, a fitted kitchen with breakfast bar, and both front and rear porches completing the layout. To the first floor, the staircase from the entrance hall leads to the landing, providing access to two good sized bedrooms. Bedroom one benefits from a built-in double wardrobe and fitted drawers, while bedroom two features fitted wardrobes and a built-in desk, as well as loft access. A modern three piece house shower room serves the first floor, with a combination boiler conveniently housed within one of the landing cupboards. Outside, there are low maintenance gardens to the front and rear.

The property is well located within the sought after village of Ossett, close to local amenities and schools. Ossett is well known for its twice weekly market held on Tuesdays and Fridays. For those commuting further afield, the M1 motorway is only a short distance away, while regular bus services provide access to Wakefield city centre.

This quality home can only be fully appreciated by an internal inspection, and early viewing is highly recommended 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
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.

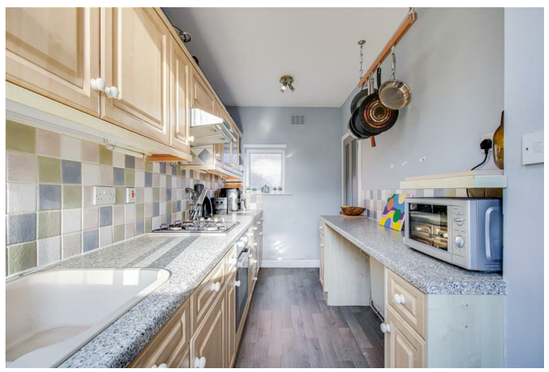
ACCOMMODATION

PORCH
UPVC double glazed front door opening into the porch with a fully tiled floor. UPVC double glazed windows (two to the front, two to the side, and one to the opposite side), a timber sliding door leads through to the entrance hall. The porch also features a double built-in cloaks cupboard with wardrobe rails and fixed shelving, with space for a dryer within and central heating radiator.

ENTRANCE HALL
Accessed via the sliding door, the entrance hall features a staircase to the first floor landing and doors providing access to the living room and kitchen.

LIVING ROOM
13'10" (min) x 14'8" (max) x 14'2" (4.24m (min) x 4.49m (max) x 4.33m)
UPVC double glazed French doors open out to the front garden, a gas fire set on a sandstone hearth with decorative sandstone surround. Storage cupboards are built to the left of the chimney breast with integrated downlights, along with fixed shelving. A central heating radiator and coving to the ceiling.

KITCHEN
6'1" x 14'3" (1.87m x 4.35m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Sink and drainer with mixer tap, plumbing and drainage for a washing machine beneath the counter, an integrated oven, gas hob with extractor hood over, and display cabinets with glass fronts and glass shelving. Two UPVC double glazed windows overlook the front elevation, with a frosted window to the rear. A breakfast bar incorporates a central heating radiator, and downlights are fitted within the wall units. A timber door provides access to the rear porch.



REAR PORCH
UPVC double glazed door opening onto the rear garden and a timber door providing access to the understairs storage cupboard, which houses space for a large fridge/freezer. A central heating radiator.

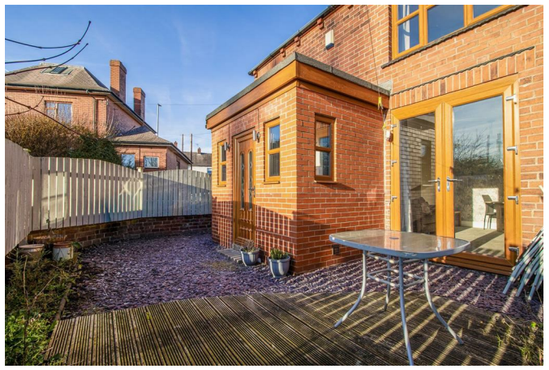
FIRST FLOOR LANDING
An old style gas radiator and a boiler cupboard. Doors provide access to two bedrooms and the house shower room, along with double storage cupboards over the staircase.

BEDROOM ONE
9'2" x 14'9" (2.80m x 4.50m)
UPVC double glazed window overlooking the front elevation, central heating radiator, and a built-in double wardrobe with drawers beneath.

BEDROOM TWO
14'2" x 6'1" (min) x 7'8" (max) (4.32m x 1.86m (min) x 2.36m (max))
UPVC double glazed window overlooking the front elevation, central heating radiator, two double fitted wardrobes and a fitted desk. Loft access is available via a drop-down ladder.

SHOWER ROOM/W.C.
3.09m x 1.44m
A three piece suite including a walk-in shower cubicle with solid glass L-shaped screen and mixer shower with rainfall shower head. A low flush w.c., wash basin with mixer tap set into a glass fronted vanity unit with storage below, tiled splashback, chrome heated towel rail, inset spotlights to the ceiling and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front is an enclosed, low maintenance garden featuring a paved patio area ideal for outdoor dining. A cast iron gate provides access onto the road, with solid brick boundary walls and timber fencing to all three sides, making the garden fully enclosed. To the rear is a low maintenance pebbled garden with solid brick boundary walls and timber fencing, a timber gate providing access to the rear pathway, and a large timber shed offering useful storage.



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

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 Wakefield 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.