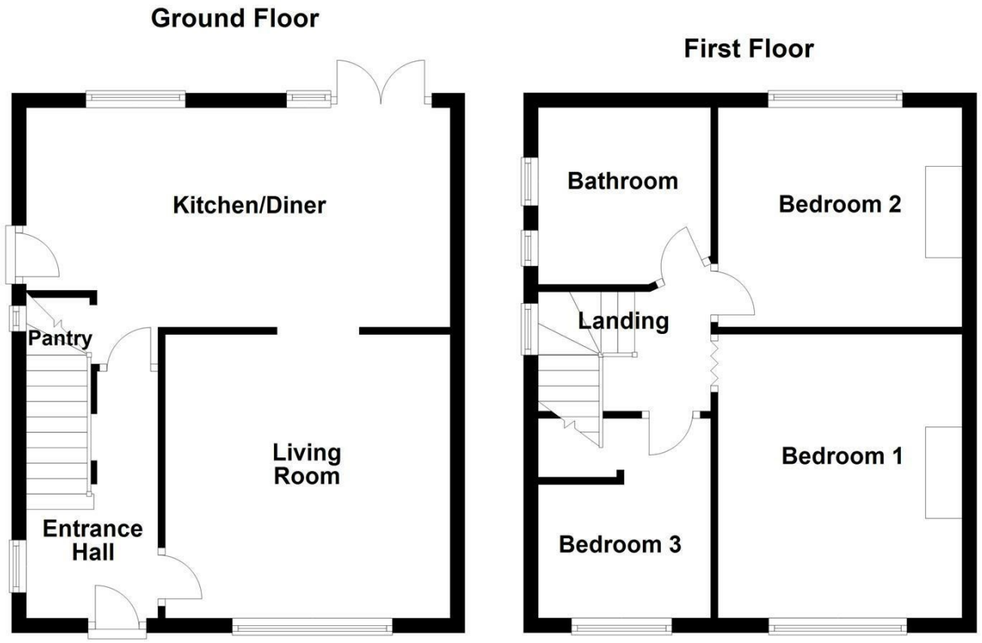

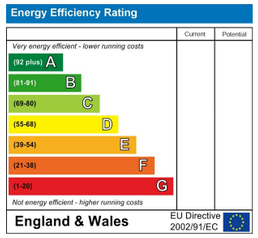

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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*

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Pontefract & Castleford offices 01977 808210, 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.

Richard Kendall Estate Agent

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94 Swithenbank Avenue, Ossett, WF5 9RS

For Sale Freehold £170,000

A well presented semi detached house with three bedrooms benefiting from spacious kitchen diner with French doors out to the larger than average enclosed rear garden, ample driveway parking and is situated in the popular area of Ossett with a range of amenities.

The accommodation comprises entrance hall with understairs storage, living room, kitchen diner with a built in breakfast bar, first floor landing, three good size bedrooms and house bathroom/w.c. Outside to the front there is a double tarmacadam driveway providing ample off road parking, access down the side of the property with a lean to with two brick built outhouses providing useful storage for the garden. The larger than average enclosed rear garden has a paved patio area perfect for al-fresco dining, a pebbled seating area and attractive lawn.

The property itself is situated close to local amenities such as shops and schools within the sought after area of Ossett, which also benefits from a twice weekly market, local bus routes and good access to the M1 motorway making it a great base for those looking to commute on a regular basis. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, UPVC double glazed window to the side, staircase with handrail to the first floor landing, laminate flooring, central heating radiator, opening to the understairs storage cupboard, doors to the living room and kitchen diner.

KITCHEN DINER
19'0" x 11'6" max x 9'8" min (5.81m x 3.52m max x 2.97m min)
A range of wall and base units with laminate work surface over and tiled splashback, circular stainless steel sink with drainer, UPVC double glazed window to the rear, UPVC double glazed windows to the rear garden and UPVC double glazed window at the side. Built in wine rack. central heating radiator, UPVC double glazed side entrance door, archway to the living room. Space for a fridge freezer, plumbing for a dishwasher, space for cooker. Opening into the pantry with shelving and UPVC double glazed window to the side.

LIVING ROOM
12'10" x 12'9" (3.93m x 3.89m)
UPVC double glazed window to the front, central heating radiator.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side, doors to the bedrooms and bathroom/w.c., folding door to bedroom one.

BEDROOM ONE
10'11" x 12'10" (3.35m x 3.93m)
UPVC double glazed window to the front, inset spotlights to the ceiling, central heating radiator.

BEDROOM TWO
11'1" x 9'10" (3.38m x 3.01m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
7'10" x 8'11" max x 6'3" min (2.41m x 2.73m max x 1.91m min)
UPVC double glazed window to the front, central heating radiator, opening to storage cupboard over bulkhead.

HOUSE BATHROOM/W.C.
8'3" x 7'8" (2.54m x 2.36m)
Three piece suite comprising curved panelled bath with mixer tap and pull out shower attachment with tiled walls to this area, low flush w.c. with tiled splashback, pedestal wash basin with mixer tap and tiled splashback, Chrome ladder style radiator, two UPVC double glazed frosted windows to the side.

OUTSIDE
Double tarmacadam driveway providing ample off road parking. Tarmacadam pathway leading down the side of the property to a lean to with two timber doors providing access into brick built outhouses. Opening provides access to larger than average rear garden with paved patio area ideal for entertaining and dining purposes, low maintenance pebbled seating area and attractive lawned garden. Timber panelled fence surrounds. Water point and outside light.

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.