Richard Kendall Estate Agent

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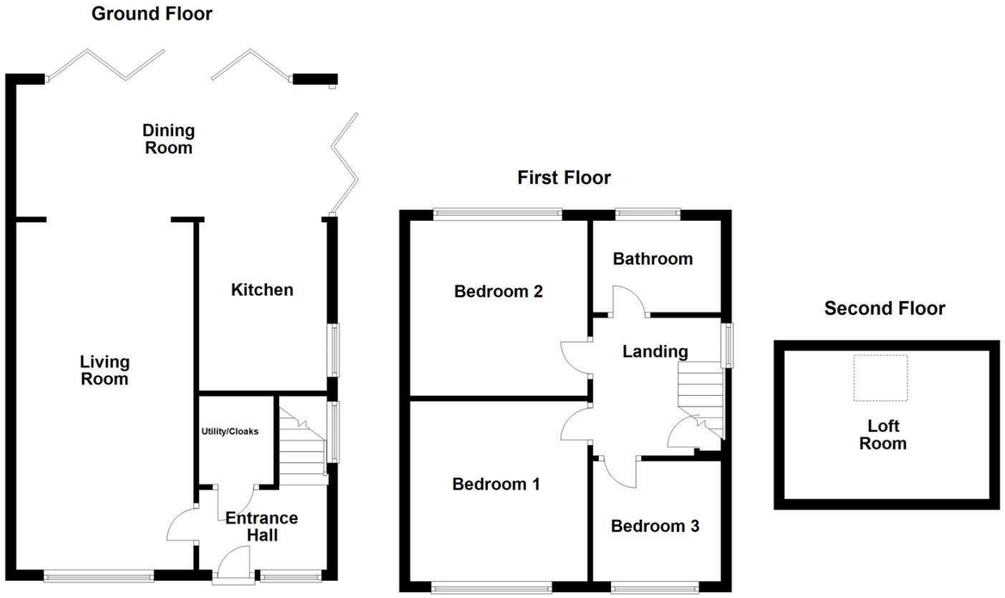
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



39 Nettleton Street, Ossett, WF5 8HG

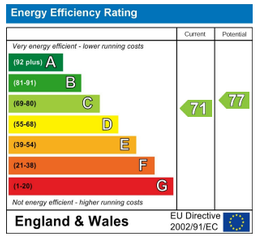
For Sale Freehold £275,000

Superbly appointed throughout and extended to the rear, this attractive three bedroom semi detached home offers impressive and versatile living space finished to an excellent standard.

The accommodation briefly comprises a welcoming entrance hall, a cloakroom/utility room, a spacious living room, an extended dining room with two sets of bi-folding doors, and a contemporary fitted kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and the main house bathroom. In addition, a loft ladder leads to a useful loft room, ideal for storage or occasional use. Externally, the property features a low maintenance tarmacadam front garden providing off street parking for up to three vehicles. To the rear, there is an attractive Indian stone patio extending to the side of the property, incorporating a wood store and a bar area, perfect for outdoor entertaining.

Situated in a prime part of Ossett, the property is ideally placed for a range of local amenities including shops, well regarded schools, regular bus routes, and a twice weekly market. It also offers excellent access to the motorway network, making it ideal for commuters.

An ideal home for the growing family, this property warrants an early viewing to fully appreciate the quality and space 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
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 double glazed front door with a panel to the side, leading into the entrance hall. The hallway has tiled flooring, a radiator, stairs leading to the first floor landing, a door to the understairs storage/utility and a door through to the lounge.

LIVING ROOM
21'11" x 10'11" (6.69m x 3.34m)
A UPVC double glazed window to the front, two radiators, coving to the ceiling, laminate flooring and a multi-fuel burner set on a tiled hearth. A squared archway from the lounge leads into the dining room.

DINING ROOM
16'5" x 8'9" (5.02m x 2.69m)
UPVC double glazed bi-fold doors to the rear and to the side, laminate flooring, a radiator and spotlights to the ceiling. A squared archway opens into the kitchen.

KITCHEN
11'3" x 6'7" (3.43m x 2.03m)
Fitted with a range of modern base and wall units with matching worktops incorporating a sink and drainer with mixer tap. Space for an American style fridge/freezer, an integrated oven and grill, a four ring gas hob and a UPVC double glazed window to the side. Laminate flooring and a door leading out to the rear garden.

FIRST FLOOR LANDING
Loft access via a drop down ladder, a double glazed UPVC window to the side, a built-in storage cupboard, and doors leading to three bedrooms and the bathroom.

BEDROOM ONE
10'10" x 10'10" (3.31m x 3.32m)
A UPVC double glazed window overlooking the front and a radiator.

BEDROOM TWO
10'9" x 10'9" (3.30m x 3.29m)
A UPVC double glazed window overlooking the rear and a radiator.

BEDROOM THREE
7'1" x 6'11" (2.17m x 2.12m)
A UPVC double glazed window to the front and a radiator.

BATHROOM/W.C.
A wash basin with tiled splashback, a shaped panel bath, a glass shower screen, a frosted UPVC double-glazed window to the rear and a waterproof floor.

LOFT ROOM
Accessed from the landing via a drop-down ladder. A UPVC double glazed Velux window to the rear, useful storage into the eaves and is suitable for a variety of uses.

OUTSIDE
To the front, the property offers a tarmac garden and driveway providing off street parking for three vehicles. To the rear is an attractive Indian stone patio area, a space for a hot tub, a wood store, and a timber framed bar area, all complemented by additional patio space to the side.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The garden is not over looked and very private. The street has a very community feel."

PLEASE NOTE
The vendor does not have building regulations for the extension.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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

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.