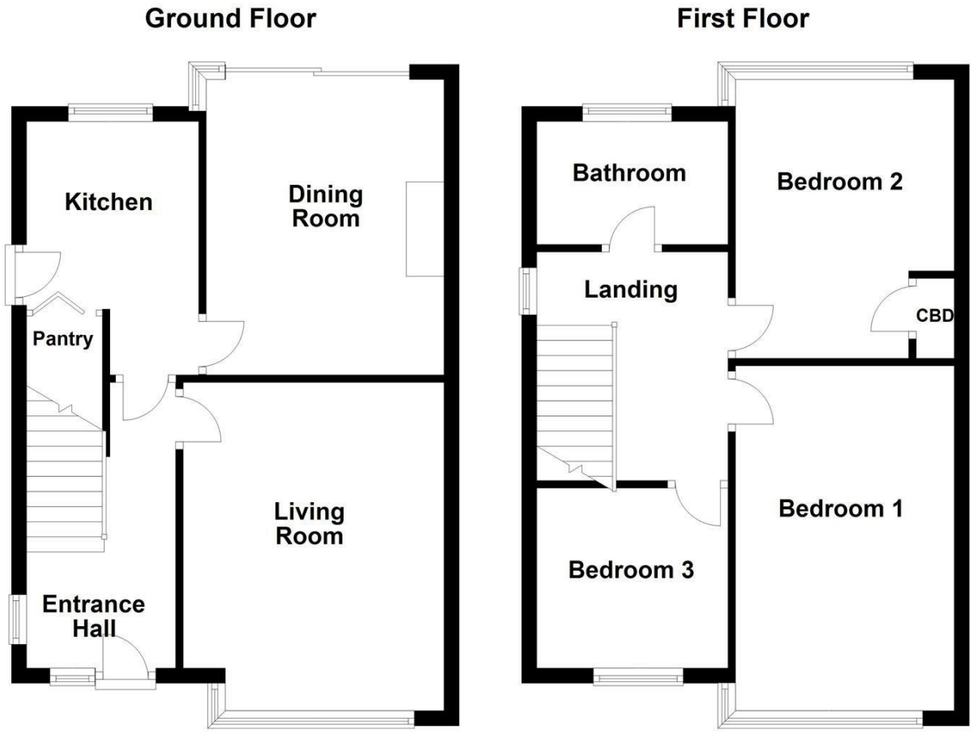
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



37 Athold Drive, Ossett, WF5 0PX

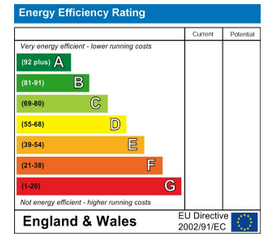
For Sale Freehold £240,000

Situated in the sought after area of Ossett is this three bedroom semi detached property, in need of a degree of modernisation however offering plenty of potential and benefitting from generous proportioned accommodation, ample off road parking and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room, kitchen with panty and dining room. The first floor landing leads to three bedrooms and the four piece suite house bathroom/w.c. Outside to the front the garden is laid to lawn with a paved pathway to the front door and a tarmacadam driveway providing off road parking leading to the single detached garage. The rear garden is laid to lawn with planted bed borders and paved patio areas, perfect for outdoor dining and entertaining with space for a greenhouse, fully enclosed by timber fencing.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market. It is well situated for the motorway network, for those looking to commute further afield.

In need of a degree of modernisation however offering plenty of potential throughout, only a full internal inspection will reveal all that's on offer at this home and a viewing is highly recommended.



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
UPVC double glazed frosted windows to the front and side, coving to the ceiling, central heating radiator, stairs to the first floor with understairs storage housing the combi boiler and doors to the living room and kitchen.

LIVING ROOM
11'10" x 14'4" (max) x 12'4" (min) (3.61m x 4.39m (max) x 3.78m (min))
Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and electric fireplace with tiled hearth, surround and wooden mantle.

KITCHEN
10'9" x 7'5" (max) x 4'6" (min) (3.28m x 2.28m (max) x 1.38m (min))
Range of solid wooden wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker, space for a washing machine, UPVC double glazed window to the rear. Door to the dining room, UPVC double glazed frosted side door, access to the pantry cupboard, central heating radiator and spotlights to the ceiling.

DINING ROOM
12'9" x 10'3" (3.91m x 3.13m)
Set of UPVC double glazed sliding doors to the rear garden, central heating radiator, coving to the ceiling and inset gas fireplace.

FIRST FLOOR LANDING
Coving to the ceiling, UPVC double glazed frosted window to the side, central heating radiator, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE
14'11"(max) x 10'1" (min) x 12'4" (4.56m(max) x 3.08m (min) x 3.78m)
UPVC double glazed window to the front, central heating radiator and fitted wardrobes.

BEDROOM TWO
9'8" x 13'4" (max) x 10'10" (min) (2.97m x 4.08m (max) x 3.32m (min))
UPVC double glazed window to the rear, central heating radiator, access to storage cupboard and fitted wardrobes.

BEDROOM THREE
8'9" x 7'9" (2.69m x 2.37m)
UPVC double glazed window to the front, central heating radiator and fitted wardrobes.

BATHROOM/W.C.
8'1" x 5'4" (2.47m x 1.64m)
Four piece suite comprising low flush w.c. pedestal wash basin with mixer tap, panelled bath with mixer tap and shower cubicle with shower head attachment and glass shower screen. UPVC double glazed frosted window to the rear and spotlights to the ceiling.

OUTSIDE
To the front of the property the garden is laid to lawn with planted bed border and paved pathway to the front door. A tarmacadam driveway provides off road parking leading down the side of the property to the single detached garage with up and over door. The rear garden is laid to lawn with planted bed borders and paved patio areas, perfect for outdoor dining and entertaining, with space for a greenhouse and fully enclosed by timber fencing.

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.