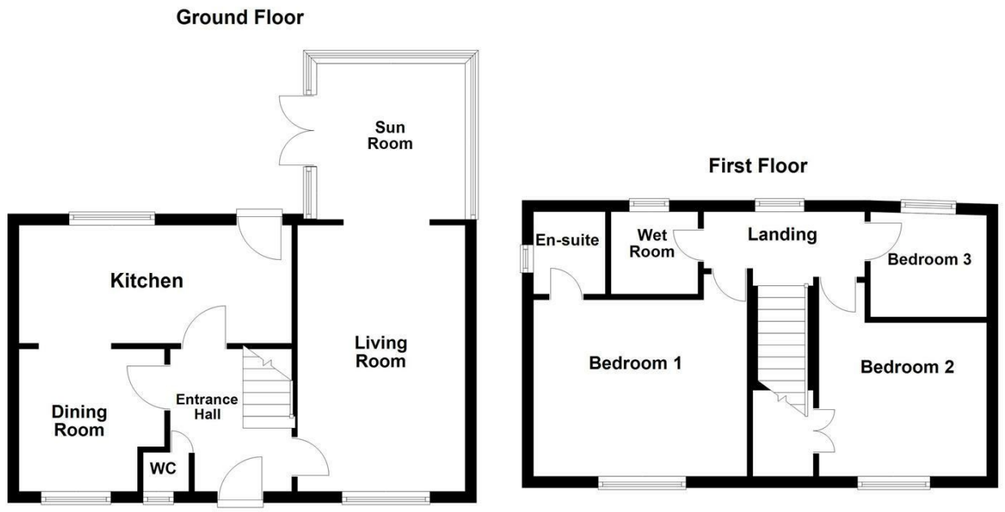
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



26 Mayfield Gardens, Ossett, WF5 9PW

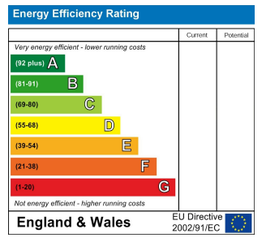
For Sale Freehold £249,999

Introducing to the market is this three bedroom detached property, offered for sale with no chain and situated in the sought after area of Ossett boasting a corner plot position, detached garage and landscaped garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room, sun room and kitchen with adjoining dining room. The first floor landing leads to three bedrooms (main bedroom with en suite shower room) and wet room. Outside, there are lawned gardens to the front and side. To the rear is a garden comprising artificial lawn and patio areas. In addition there is off road parking for one vehicle and a detached garage.

The property is ideally located for all local shops and amenities whilst being a short drive away from the M1 motorway for those looking to travel further afield.

Ideal for the growing family and a viewing comes highly recommended to appreciate the accommodation 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.

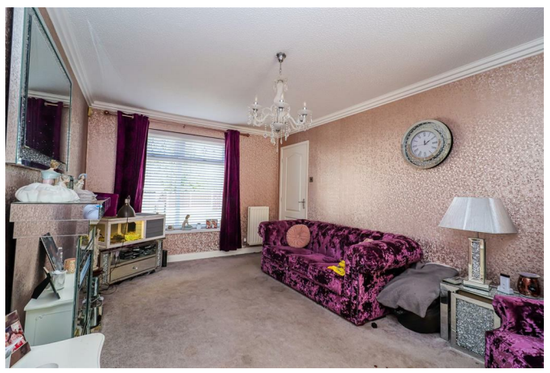
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal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

ACCOMMODATION

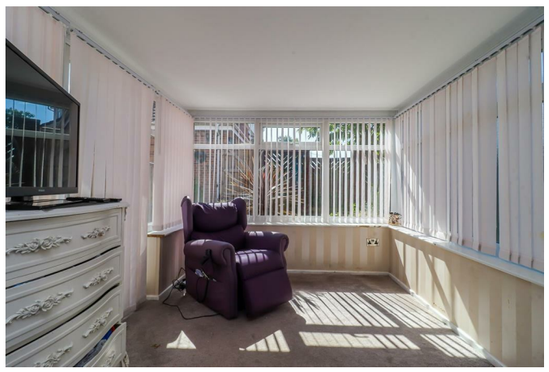
ENTRANCE HALL
Composite front entrance door, laminate flooring, central heating radiator, stairs to the first floor landing and doors to the living room, downstairs w.c., kitchen and dining room.

W.C.
4'5" x 2'3" (1.35m x 0.7m)
Low flush w.c., wall mounted wash basin with mixer tap, chrome ladder style radiator and UPVC double glazed frosted window to the front elevation. Tiled walls and floor.

LIVING ROOM
16'0" x 9'8" (4.90m x 2.97m)
UPVC double glazed windows to the front elevation, two central heating radiators and electric fireplace with feature surround. An opening to the conservatory.



SUN ROOM
8'6" x 8'7" (2.61m x 2.64m)
Surrounded by UPVC double glazing and UPVC double glazed patio doors to the rear garden,



KITCHEN
16'0" x 6'7" (4.88m x 2.03m)
Range of wall and base units with laminate work surface over, sink and drainer with mixer tap, integrated cooker with four ring electric hob and extractor fan. Integrated microwave, integrated dishwasher, integrated washing machine, UPVC double glazed window and door to the rear elevation, laminate flooring, central heating radiator, understairs storage and an opening into dining room.

DINING ROOM
Range of wall and base units with laminate work surface over incorporating space and plumbing for a fridge/freezer. Central heating radiator and UPVC double glazed window to the front elevation.

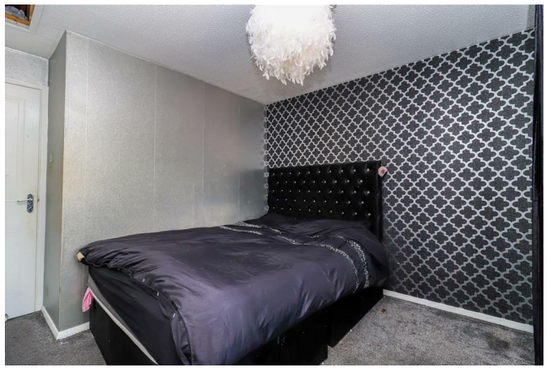
FIRST FLOOR LANDING
UPVC double glazed window to the rear elevation doors to three bedrooms and wet room.

BEDROOM ONE
12'8" x 8'4" (3.88m x 2.56m)
Laminate flooring, central heating radiator, UPVC double glazed window to the front elevation and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
3'8" x 6'7" (1.14m x 2.02m)
Pedestal wash basin with mixer tap, low flush w.c. and corner shower unit with shower attachment. Ladder style radiator, extractor fan and UPVC double glazed frosted window to the side elevation.

WET ROOM/W.C.
Low flush w.c., pedestal wash basin with mixer tap and electric shower. Chrome ladder style radiator and UPVC double glazed frosted window to the rear elevation.

BEDROOM TWO
10'0" x 11'1" (3.06m x 3.38m)
Central heating radiator, UPVC double glazed window to the front elevation, built in wardrobe and loft access.



BEDROOM THREE
6'9" x 6'2" (2.07m x 1.89m)
UPVC double glazed window to the rear elevation and central heating radiator.

OUTSIDE
To the front is a flagged pathway with lawned gardens to the front and side. To the rear is a landscaped garden incorporating a flagged patio area, decked patio area, artificial lawn and a wooden gazebo. A timber gate leads to the driveway providing off road parking for one vehicle and brick built detached garage with manual up and over.

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

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.