Richard Kendall Estate Agent

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65 Swithenbank Avenue, Ossett, WF5 9RR

For Sale Freehold £150,000

A fantastic opportunity to purchase this four bedroom extended semi detached property in need of a full of renovation and benefitting from driveway parking and enclosed rear garden.

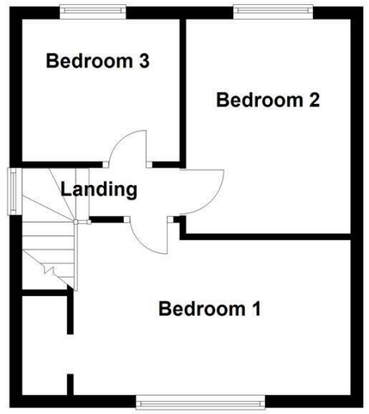
The property briefly comprises of the entrance hall, living room with understairs storage cupboard, kitchen, wet room, rear porch and bedroom one. The first floor landing leads to three further bedrooms. Outside to the front is a double driveway providing off road parking and side gate leading to the rear garden with concrete ramp, timber sheds, enclosed by timber fencing.

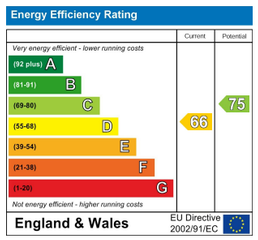
The property is ideally located for all local shops and amenities including local schools, the motorway network is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal the potential on offer at this home and an a viewing comes highly recommended.

Ground Floor

First Floor





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
Timber front entrance door, laminate flooring, central heating radiator, staircase leading to the first floor landing and door leading into the living room.

LIVING ROOM
13'5" (min) x 14'6" (max) x 11'10" (4.09m (min) x 4.44m (max) x 3.63m)
Laminate flooring, central heating radiator, understairs storage cupboard, UPVC double glazed window overlooking the front aspect and gas fire with decorative brick surround and solid wooden mantle. Door providing access into the kitchen.

KITCHEN
7'11" x 10'9" (2.43m x 3.30m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, space for a cooker, space for a fridge/freezer and space for a dryer. UPVC double glazed window overlooking the rear aspect and doors leading into the wet room and rear porch.

WET ROOM/W.C.
6'1" x 7'9" (1.86m x 2.38m)
Three piece suite comprising pedestal wash basin, low flush w.c. and electric shower. Fully tiled walls, UPVC cladding to the ceiling, wet room style floor, central heating radiator, extractor fan and UPVC double glazed frosted window overlooking the side aspect.

REAR PORCH
UPVC double glazed rear door with frosted panel and door providing access into bedroom one.

BEDROOM ONE
5'10" (min) x 10'2" (max) x 14'0" (1.80m (min) x 3.11m (max) x 4.29m)
UPVC double glazed window overlooking the rear aspect and wall mounted gas heater.

FIRST FLOOR LANDING
Doors to three bedrooms.

BEDROOM ONE
14'6" x 8'2" (min) x 9'0" (max) (4.44m x 2.49m (min) x 2.76 (max))
UPVC double glazed window to the front.

BEDROOM TWO
8'7" x 11'3" (2.64m x 3.44m)
UPVC double glazed window to the rear.

BEDROOM THREE
8'3" x 7'5" (2.53m x 2.28m)
UPVC double glazed window to the rear.

OUTSIDE
To the front is a double paved driveway providing off road parking with a side timber gate. To the rear is a concrete ramp leading into the rear garden with two timber sheds, surrounded by timber fencing.

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 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.