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# 4 Park Court, Ossett, WF5 0JR

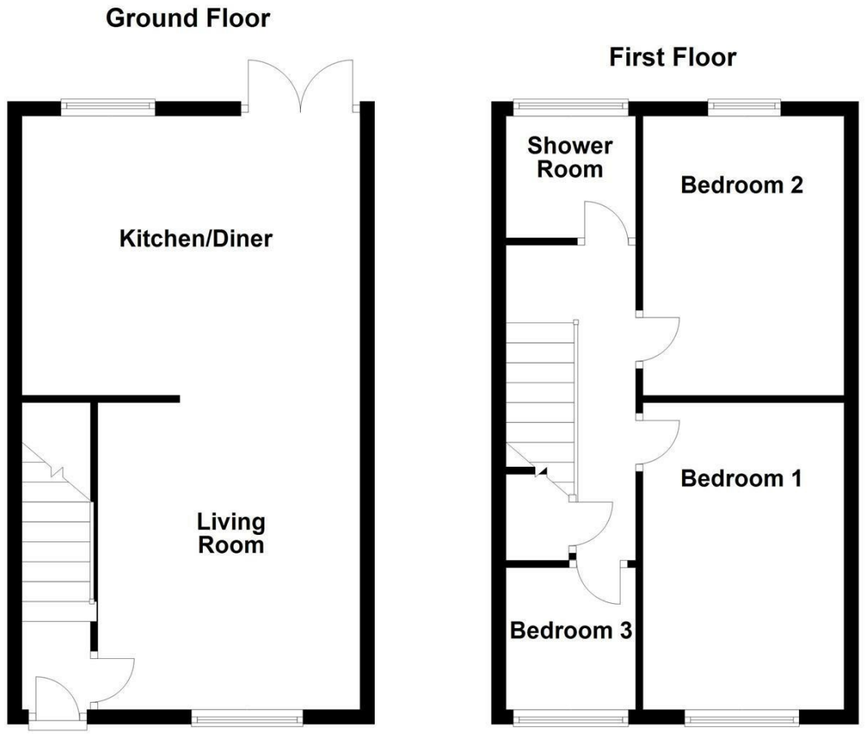
## For Sale Freehold £235,000

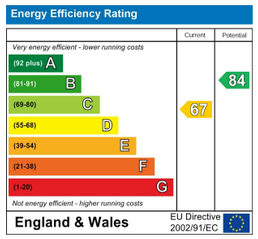
Offered to the market with no onward chain and set within this small development, this three bedroom semi detached property offers anything a first time buyer could need.

The property comprises to the ground floor of a generous living room, square archway through to a very modern high spec fitted kitchen/diner with fitted appliances as listed, with French doors leading through to the rear garden. To the first floor there are three bedrooms, two of which are double, with a third which could be used as a home office/study. As well as a modern high spec shower room/w.c. Outside there is parking at the front of the property via a private driveway and a single detached garage. Whilst to the rear, there is an enclosed family and pet friendly garden.

The property is situated close to the town of Ossett which enjoys a number of excellent local amenities in the town centre itself including a good range of local shops and bars. Transport links from Ossett are excellent with the M1 and M62 motorway being within close proximity. The property would be ideal for anyone looking to commute further afield. Ossett also enjoys a good range of well regarded local schools, both primary and secondary.

To book in your viewing on this chain free property, please contact our Ossett branch.




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*

Wakefield office 01924 339572,
Pontefract & Castleford office 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.

## ACCOMMODATION

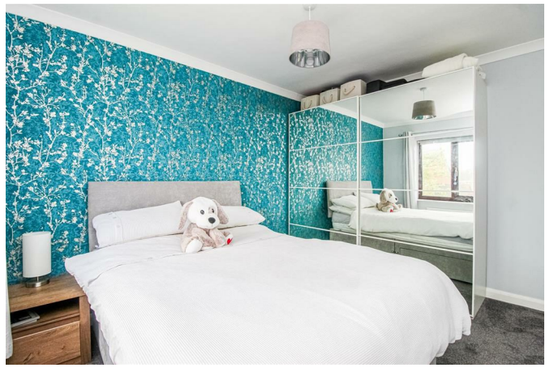
### ENTRANCE HALL
Access to living room and downstairs accommodation. Gas central heating radiator. Staircase providing access to the first floor.

### LIVING ROOM
10'3" x 13'10" (3.14m x 4.22m)
UPVC double glazed window to the front, gas central heating radiator and traditional ceiling coving. Archway to the rear leading through to the beautiful modern fitted kitchen/diner.

### KITCHEN/DINER
9'0" x 15'3" (2.76m x 4.65m)
Gas central heating radiator and UPVC double glazed window to the rear. UPVC double glazed French doors providing access out to the rear garden. Single bowl composite sink with mixer tap, white gloss handless soft close units and a modern counter top. Tiled splash back and tiled surround. Cooke and Lewis high spec extractor fan, four ring gas burning AEG hob and integrated AEG oven/grill. Integrated washing machine and separate integrated dishwasher. Space and plumbing for a large American style fridge/freezer, traditional ceiling coving and LED ceiling spotlights. Under counter LED ceiling spotlights.

### FIRST FLOOR LANDING
UPVC double glazed window to the side. Access to three bedrooms, shower room/w.c. and loft access.

### BEDROOM ONE
9'1" x 11'7" (2.78m x 3.55m)
UPVC double glazed window to the front and a gas central heating radiator. Ample space for a large style double bed and freestanding wardrobes.



### BEDROOM TWO
9'1" x 11'5" (2.77m x 3.50m)
UPVC double glazed window to the rear, gas central heating radiator and traditional ceiling coving. Freestanding wardrobes.

### BEDROOM THREE
6'6" x 5'10" (1.99m x 1.80m)
UPVC double glazed window to the front and gas central heating radiator. Over stairs storage cupboard which houses the Worster combi Bosch boiler and heating system for the property.

### SHOWER ROOM/W.C.
5'5" x 5'10" (1.67m x 1.78m)
UPVC double glazed frosted window to the rear, ceramic sink with mixer tap, low flush w.c. and walk in shower with rainfall and separate detachable head. LED ceiling spotlights and extractor fan.

### OUTSIDE
To the front of the property there is a driveway providing off street parking for multiple cars, as well as a detached single garage which is located to the front of the house. There is side access to the property and to the rear there is a modern style garden which is fully enclosed, low maintenance and family/pet friendly, which has an artificial lawn area and a raised wooden decking seating area. As well as an Indian stone flagged patio. The property enjoys a good degree of privacy due to high fences and mature bushes and shrubs.

### 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 six local offices.