Richard Kendall Estate Agent

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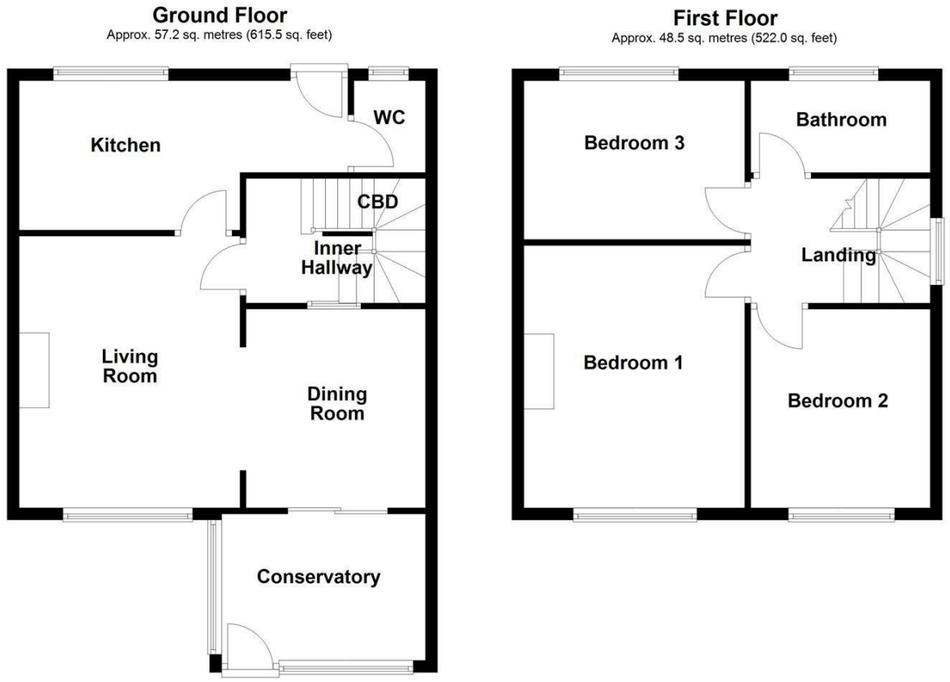


Total area: approx. 105.7 sq. metres (1137.5 sq. feet)

11 Northfield Avenue, Ossett, WF5 9EG

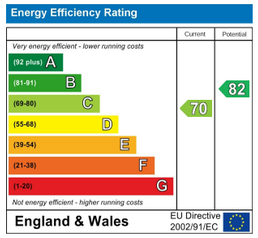
For Sale Freehold £260,000

An excellent opportunity to purchase this three bedroom semi detached family home, offering spacious and well appointed accommodation throughout. The property benefits from a landscaped enclosed rear garden, and off road parking provided by a private double driveway. Internally, the home features a modern fitted kitchen with integrated appliances, a separate dining room, and a generous living room, making it ideal for family living.

The property briefly comprises a conservatory with sliding patio doors leading into the dining room, which in turn opens through to the spacious living room. From here there is access to the inner hallway and the modern fitted kitchen, which includes integrated appliances and has a downstairs WC located adjacent, completing the ground floor accommodation. To the first floor, the landing provides access to three double bedrooms and a three piece house bathroom. Externally, to the front of the property there is a patterned concrete double driveway providing off road parking for two vehicles, along with a concrete pathway leading down the right hand side through a timber gate to the rear garden. The enclosed rear garden is attractively landscaped and features two lawned areas, a large patterned concrete patio ideal for seating and entertaining, a low maintenance pebbled section, and a large timber shed. The garden is fully enclosed by timber fencing, privet hedging, and a solid brick-built wall to the rear, offering a good degree of privacy.

The property is well positioned within the sought-after village of Ossett, which offers a good range of local amenities, including well regarded schools, shops, and a twice weekly market held on Tuesdays and Fridays. There are also regular bus routes to and from Wakefield city centre, along with convenient access to the M1 and M62 motorway networks, making the property ideal for commuters travelling further afield.

This is a well presented and spacious home that would be perfectly suited to families and buyers seeking a property in a convenient and popular location.



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

CONSERVATORY
11'2" x 8'0" (3.41m x 2.45m)
Composite front entrance door leading into the conservatory, which has two UPVC double glazed windows enjoying a dual aspect, one to the front and one to the side, along with inset spotlights to the pitched sloping ceiling. A set of UPVC double glazed sliding patio doors lead into the dining room.

DINING ROOM
10'11" x 9'10" (3.33m x 3.01m)
With coving to the ceiling, central heating radiator, laminate flooring, and a feature opening into the living room, along with a timber double glazed window looking through to the inner hallway.

LIVING ROOM
12'0" x 14'10" (3.68m x 4.54m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator, and a decorative fireplace with solid wood surround and mantel. Two doors provide access into the inner hallway and the modern fitted kitchen.

KITCHEN
18'7" x 8'2" (max) x 5'0" (min) (5.67m x 2.50m (max) x 1.53m (min))
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a ceramic single drainer sink with black swan neck mixer tap, integrated twin oven and grill, separate four ring ceramic hob with extractor over in black, plumbing for a washing machine, space for a dryer, and space for further under-counter appliances. There is also an integrated 50/50 fridge freezer and built in wine rack. A UPVC double glazed window overlooks the rear aspect, with inset ceiling spotlights, laminate flooring, feature half timber clad walls, and the combi condensing boiler housed within one of the cupboards. A rear door leads into the downstairs WC.

DOWNSTAIRS W.C.
3'11" x 4'9" (1.20m x 1.47m)
Fitted with a low flush WC and pedestal wash basin with mixer tap, half tiled walls, laminate flooring, inset ceiling spotlights, and a UPVC double glazed frosted window to the rear aspect.

INNER HALLWAY
9'10" x 6'7" (3.02m x 2.02m)
With coving to the ceiling, central heating radiator, staircase with handrail leading to the first floor landing, and access to an understairs storage cupboard.

FIRST FLOOR LANDING
A double glazed window overlooking the side elevation, coving to the ceiling, loft access via drop down wooden ladder, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
12'5" x 14'9" (3.79m x 4.51m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, and central heating radiator.

BEDROOM TWO
10'11" x 9'11" (3.34m x 3.03m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BEDROOM THREE
12'5" x 8'1" (3.79m x 2.47m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.

BATHROOM
4'9" x 9'11" (1.45m x 3.03m)
Fitted with a modern three piece suite comprising an R-shaped panelled bath with full tiled surround and curved glass shower screen, mixer shower with rainfall head and handheld attachment, low flush WC, and pedestal wash basin with mixer tap. Fully tiled walls and floor, chrome heated towel radiator, inset ceiling spotlights, extractor fan, and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front of the property there is an L shaped patterned concrete driveway providing ample off road parking, with an up-and-down sensor light beside the front door. A shared concrete pathway to the right hand side leads to a timber gate giving access to the rear garden. The rear garden features a patterned concrete patio ideal for seating and entertaining, with a matching pathway leading further down the garden. An attractive lawned garden, additional lawned area with decorative pebbled section, and a large timber shed in the corner. The garden is enclosed by hedging to two sides and a solid brick built wall to the rear, creating a good sized and well-maintained outdoor space.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.