Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

16 Mayfield Gardens, Ossett, WF5 9PW

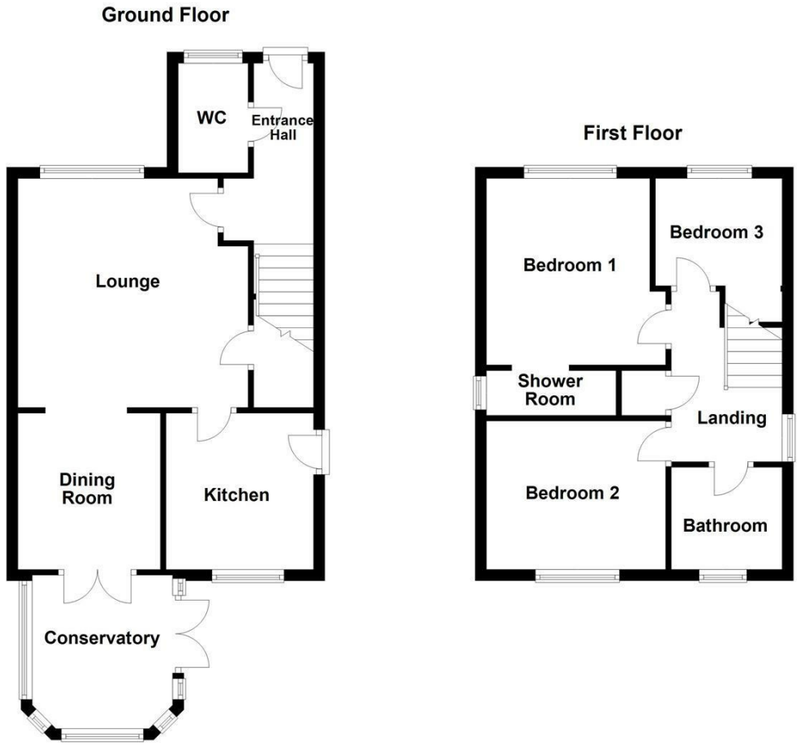
For Sale Freehold Guide Price £220,000

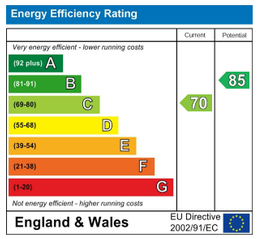
Enjoying a tucked away position on this modern development is this three bedroom detached home benefitting from conservatory to the rear, UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., lounge, modern fitted kitchen, dining room and conservatory. Stairs to the first floor lead to three bedrooms with bedroom one boasting en suite shower facilities, as well as house bathroom/w.c. Outside, a lawned garden to the front with driveway to the side providing off street parking. Whilst to the rear, a lawned garden incorporating flagged patio.

The property is well placed to local amenities including shops and schools with main bus routes nearby. There is good access to the motorway network with the M1 motorway only a short drive away.

Offered for sale with no chain and vacant possession, an ideal home for the growing family and an early viewing comes 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
Stairs to the first floor landing, doors to downstairs w.c. and lounge.

W.C.
low flush w.c., wash basin over vanity, radiator and UPVC double glazed frosted window to the front.

LOUNGE
13'5" x 13'5" (4.09m x 4.09m)
UPVC double glazed window to the front, radiator, doors to understairs storage and kitchen. Archway into the dining room.

DINING ROOM
9'9" x 7'8" (2.99m x 2.34m)
Radiator and UPVC double glazed French doors into the conservatory.

KITCHEN
9'1" x 8'5" (2.78m x 2.57m)
Range of wall and base units with work surface over incorporating 1.5 stainless steel sink and drainer with mixer tap, integrated double oven and grill with four ring gas hob, stainless steel back and Bosch filter hood above. Pluming for a washing machine, space for fridge and freezer, drawers down the base units, radiator, laminate floor, UPVC double glazed window to the rear and door to the side. Boiler is housed within the kitchen.

CONSERVATORY
9'1" x 8'8" (2.78m x 2.66m)
Fully UPVC double glazed on a brick built base with UPVC double glazed French doors to the side and laminate floor.

FIRST FLOOR LANDING
Loft access with drop down ladder, doors to airing cupboard, three bedrooms and bathroom. UPVC double glazed window to the side.

BEDROOM TWO
10'0" x 9'0" (3.05m x 2.76m)
Radiator and UPVC double glazed window to the rear.

BEDROOM ONE
11'0" x 10'0" (max) x 8'9" (min) (3.37m x 3.05m (max) x 2.69m (min))
UPVC double glazed window to the front, radiator and archway to en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'9" x 2'5" (2.37m x 0.75m)
Wash basin and shower cubicle with electric shower and fully tiled. UPVC double glazed frosted window to the side.

BEDROOM THREE
7'4" x 5'11" (2.25m x 1.811m)
UPVC double glazed window to the front and radiator.

BATHROOM/W.C.
5'7" x 6'1" (1.71m x 1.87m)
Low flush w.c, wash basin with vanity cupboards, panelled bath, part tiled walls, laminate floor, radiator and UPVC double glazed frosted window to the rear.

OUTSIDE
Lawned garden to the front with driveway to the side providing off street parking. To the rear, a lawned garden incorporating stone flagged patio area and timber framed shed.

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.