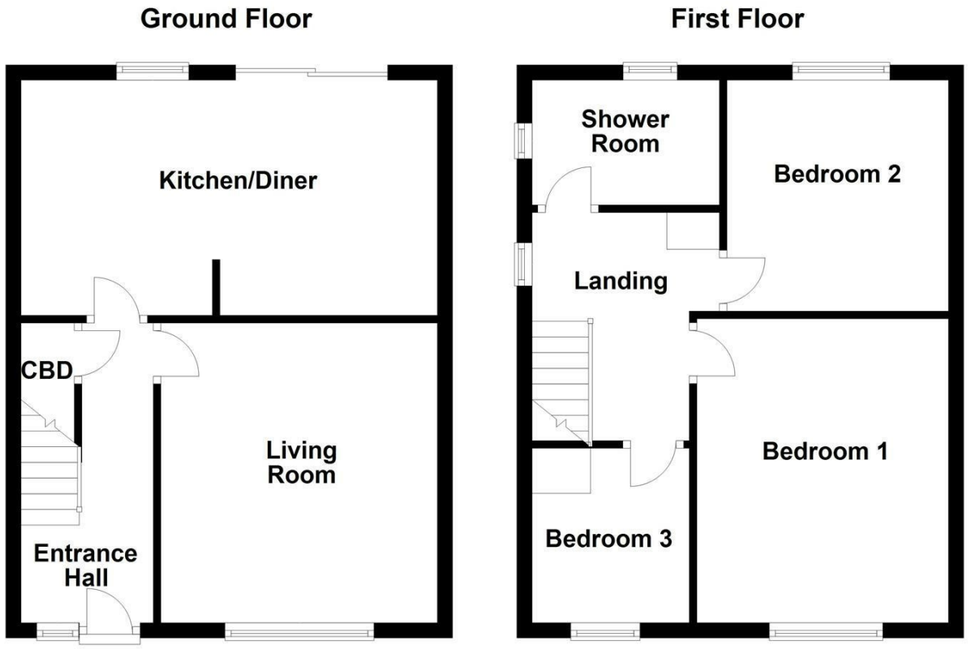

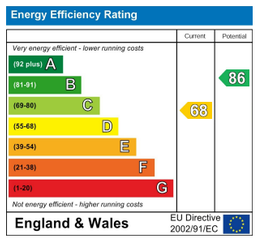

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

9 Green Park Avenue, Ossett, WF5 0AY

For Sale Freehold Offers In The Region Of £240,000

Nestled in a cul-de-sac location in the sought after town of Ossett is this three bedroom semi detached property benefitting from well proportioned accommodation throughout, ample off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall with understairs storage, living room and kitchen/diner. The first floor landing leads to three bedrooms, the house shower room/w.c. and storage cupboard. Outside to the front, the garden is laid to lawn with steps leading up to the front door and a concrete driveway providing off road parking running down the side of the property leading to the single detached garage. The rear garden is laid to lawn with a concrete patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

The property is well placed to local amenities including shops and good schools with local bus routes nearby and Ossett's twice weekly market. There is good access to the M1 motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Central heating radiator, stairs to the first floor landing with understairs storage, doors to the living room and kitchen/diner.

LIVING ROOM
12'9" x 11'11" (3.91m x 3.65m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and gas fireplace with marble hearth, surround and wooden mantle.

KITCHEN/DINER
18'0" x 9'11" (5.51m x 3.04m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine and dishwasher and space for fridge/freezer. Spotlights to the ceiling, central heating radiator, UPVC double glazed window to the rear and set of UPVC double glazed sliding doors leading out to the rear garden.

FIRST FLOOR LANDING
Loft access to the partially boarded loft with fitted ladder and UPVC double glazed window to the side. Doors to three bedrooms, the house shower room and storage cupboard.

BEDROOM ONE
10'9" x 10'1" (3.29m x 3.09m)
Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO
10'0" x 9'8" (3.05m x 2.95m)
Coving to the ceiling, UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
7'5" x 6'11" (max) x 3'7" (min) (2.28m x 2.12m (max) x 1.11m (min))
Overstairs storage cupboard, central heating radiator, dado rail and UPVC double glazed window to the front.

SHOWER ROOM/W.C.
7'11" x 5'4" (2.43m x 1.64m)
UPVC double glazed frosted windows to the side and rear, spotlights to the ceiling, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with overhead shower attachment and glass shower screen. Extractor fan, fully tiled walls and floor.

OUTSIDE
To the front of the property the garden is laid to lawn with steps leading up to the front door and a concrete driveway providing off road parking running down the side of the property leading to the single detached garage with manual up and over door. The rear garden is laid to lawn incorporating planted beds and pebbled areas with a concrete patio area, perfect for outdoor dining and entertaining and fully enclosed by walls and timber fencing.

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 local offices.