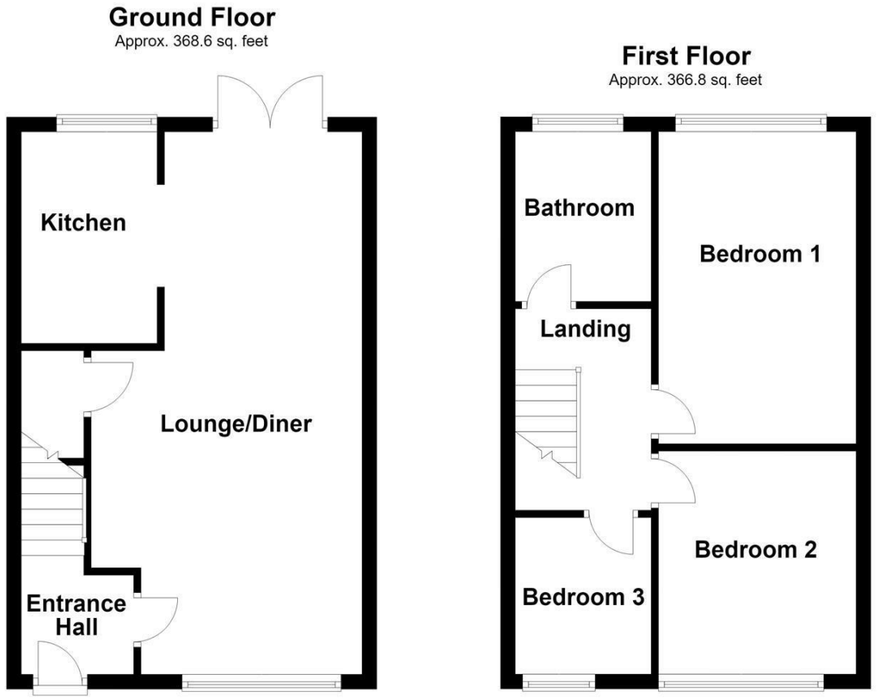


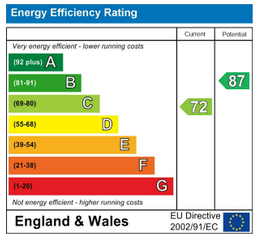
Total area: approx. 735.4 sq. feet

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.

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34 Westfield Drive, Ossett, WF5 8HJ

For Sale Freehold £225,000

A superb opportunity to purchase this beautifully presented three bedroom mid townhouse, finished to an excellent standard throughout and offering a stylish, modern interior.

The accommodation is accessed via a welcoming entrance hall, with a staircase leading to the first floor and a door opening into the spacious dual aspect living and dining room. This impressive reception space features LVT flooring and a feature archway leading through to the stunning adjoining kitchen. The kitchen is fitted with a range of modern units, solid wood work surfaces, a Belfast sink, integrated appliances and matching LVT flooring. A useful understairs storage cupboard completes the ground floor accommodation. To the first floor, the landing provides access to three well proportioned bedrooms and a bespoke modern house bathroom. The bathroom is fitted with a contemporary three-piece suite, complemented by tiled walls and flooring with brass effect fittings. Externally, the property has a low maintenance front garden with a paved pathway leading directly to the entrance door. Off street parking is available at the end of the terrace where there is a driveway and a detached single garage. To the rear is an attractive enclosed landscaped garden, featuring a lawn, paved pathway and patio seating area ideal for outdoor dining. Established planted borders add further interest, while timber fencing to all three sides provides a good degree of privacy. The garden also benefits from an outside water supply and lighting.

The property is situated within walking distance of local amenities and schools in Ossett, with convenient access to the M1 motorway, making it ideal for commuters. Regular bus services also provide links to and from Wakefield city centre.

An impressive home finished to a high standard, which deserves an early viewing.



ACCOMMODATION

ENTRANCE HALL

A composite entrance door leads into the entrance hall, with LVT flooring, a central heating radiator, staircase with handrail rising to the first floor landing and a door leading through to the living dining room.

LOUNGE/DINING ROOM

24'2" x 12'2" (max) x 8'10" (min) (7.38m x 3.73m (max) x 2.71m (min))

A spacious dual aspect reception room with a UPVC double glazed window overlooking the front elevation and UPVC double glazed French doors, with adjoining side panel, opening onto the landscaped rear garden. There is an electric fire, two central heating radiators, LVT flooring and decorative wall mouldings creating an attractive feature wall. A feature archway leads through to the kitchen, while a door provides access to the useful understairs storage cupboard, featuring half-height tiled walls and a solid wood mantel above.



KITCHEN

9'4" x 6'1" (2.85m x 1.86m)

Fitted with a range of shaker style wall and base units, solid wood work surfaces and matching upstands, complemented by brass-effect fittings. There is a ceramic Belfast sink with a brass swan neck mixer tap, an integrated oven and grill, four-ring induction hob, glass splashback and extractor hood above. Further integrated appliances include a fridge with separate freezer below, slimline dishwasher and washing machine. A UPVC double glazed window overlooks the rear garden, while LVT flooring completes the room.



FIRST FLOOR LANDING

The landing provides access to the loft via a folding ladder, with doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'11" x 9'0" (4.26m x 2.75m)

A well proportioned double bedroom with decorative wall mouldings, a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BEDROOM TWO

9'11" x 8'9" (3.04m x 2.69m)

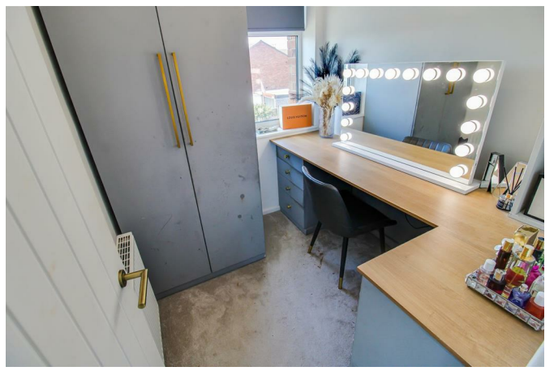
A further double bedroom with a UPVC double glazed window overlooking the front elevation, central heating radiator and half height timber wall panelling with a dado rail above.



BEDROOM THREE

6'11" x 6'2" (2.11m x 1.90m)

Featuring a fitted dressing table with drawers, central heating radiator and a UPVC double glazed window overlooking the front elevation.



BATHROOM

7'6" x 5'10" (2.30m x 1.78m)

Fully tiled to the walls and floor and fitted with a contemporary three piece suite. The L shaped panelled bath features a glass shower screen, brass effect wall mounted mixer tap and a separate shower with rainfall head and handheld attachment. There is also a low flush WC and wash basin with mixer tap, set within a fluted vanity unit with storage below. A matching vanity mirror incorporates LED lighting. Further features include a brass effect ladder style radiator, wall-mounted extractor fan, inset ceiling spotlights and a UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property is a well stocked garden with a paved pathway leading directly to the entrance door. At the end of the row of terraces there is a tarmacadam driveway and single detached garage providing off road parking. To the rear is a fully enclosed landscaped garden, featuring a slate paved patio area ideal for outdoor dining and entertaining, an attractive lawn and a slate pathway bordered by established planting. Timber fencing encloses the garden to all three sides, while two timber gates provide access for bin storage. The garden also benefits from an outside water connection and exterior lighting.





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.