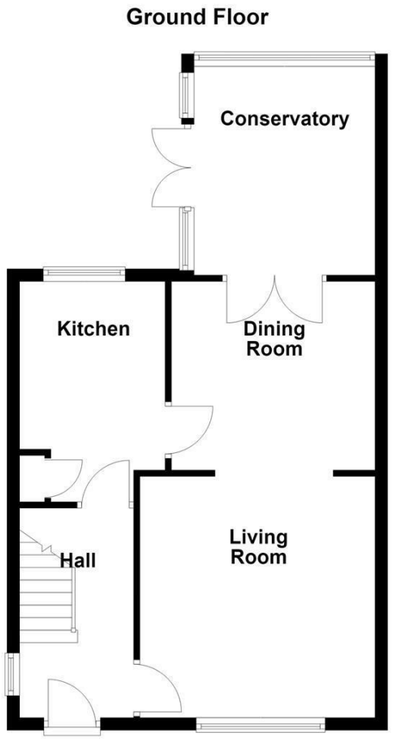
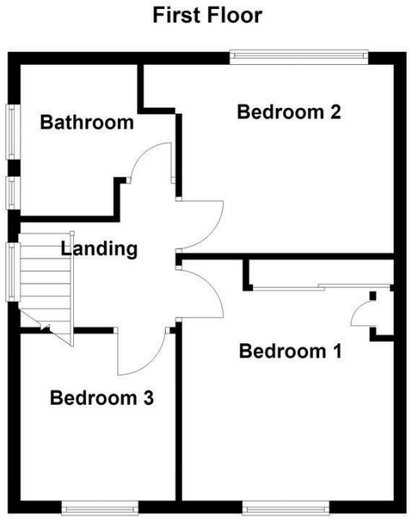
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





110 Swithenbank Avenue, Ossett, WF5 9RT

For Sale Freehold £200,000

Occupying a generous corner plot within a popular residential location is this well proportioned three bedroom semi detached home, benefitting from gardens to three sides, off road parking and a detached garage.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, separate dining room, conservatory and fitted kitchen. To the first floor are three well proportioned bedrooms and the family bathroom. Externally, the property enjoys low maintenance lawned gardens to the front and side, together with an enclosed patio garden to the rear. Useful brick built outbuildings provide additional storage, whilst a driveway to the rear offers off road parking and leads to the detached garage.

The property is ideally positioned for a range of local shops, amenities and transport links, with the motorway network also within easy reach for those commuting further afield.

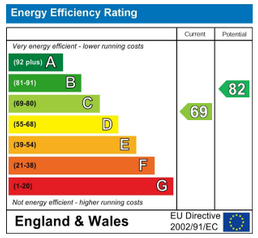
An early viewing is highly recommended to fully appreciate the accommodation and generous plot this attractive home has to offer.

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
Front entrance door leading into the main hallway with UPVC double glazed window to the side, central heating radiator and access to the kitchen and living room.

LIVING ROOM
12'7" x 12'3" (3.86m x 3.75m)
UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring and open archway leading through to the dining room.

DINING ROOM
10'7" x 9'10" (3.24m x 3.01m)
Central heating radiator, wood effect laminate flooring, UPVC double glazed doors leading into the conservatory and door providing access to the kitchen.

KITCHEN
11'6" x 7'6" (3.51m x 2.31m)
UPVC double glazed window to the rear elevation, side entrance door and a fitted kitchen comprising a range of wall and base units with work surfaces over. Integrated gas hob and oven, sink unit, space and plumbing for a washing machine, storage cupboard with space for a fridge freezer and central heating radiator.

CONSERVATORY
10'10" x 9'4" (3.32m x 2.85m)
UPVC double glazed windows to the rear and side elevations with French doors leading out to the garden.

FIRST FLOOR LANDING
Central heating radiator, frosted UPVC double glazed window to the side and doors providing access to three bedrooms and the family bathroom.

BEDROOM ONE
12'8" x 9'8" (3.87m x 2.95)
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes with sliding doors and additional built-in storage cupboard.

BEDROOM TWO
10'11" x 9'11" (3.35m x 3.04m)
UPVC double glazed window to the rear elevation, central heating radiator and built-in storage cupboard housing the boiler.

BEDROOM THREE
8'9" x 8'1" (2.67m x 2.47m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
8'1" x 7'8" (2.47m x 2.35m)
Two frosted UPVC double glazed windows to the side elevation and a three piece suite comprising panelled bath with wall mounted shower over, wash hand basin and low flush W.C. Central heating radiator.

OUTSIDE
To the front is a low maintenance lawned garden with pathway and planted shrub borders. To the rear of the property is a tarmac driveway leading to a detached garage with up and over door. There is also a side patio area offering potential for further off street parking, together with a lawned garden and brick built storage.

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.

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.