Richard Kendall Estate Agent

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53 Manor Road, Ossett, WF5 0BB

For Sale Freehold £215,500

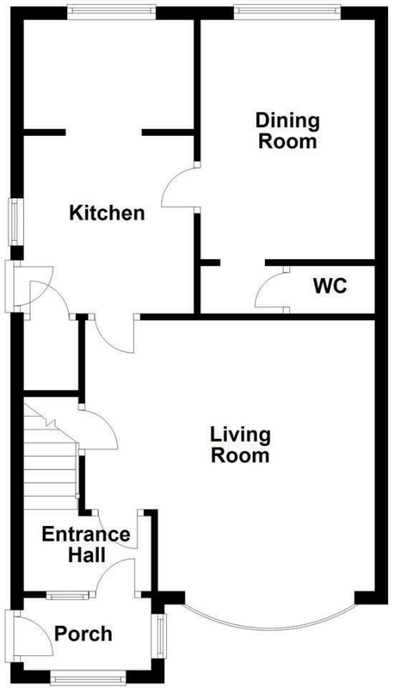
New to the market is this superb three bedroom semi detached house benefitting from a lower ground extension providing a spacious kitchen and separate dining room with UPVC double glazing and gas central heating.

The property fully comprises a porch leading into an entrance hall, living room, under stairs storage cupboard, extended kitchen, extended dining room, hallway and downstairs w.c. to complete the ground floor. To the first floor landing there are three bedrooms and a modern house shower room/w.c. Outside to the front there is a timber gate providing access onto a tarmacadam driveway which runs up the side of the property with low maintenance paved front garden providing further off road parking and enclosed by brick built walls, as well as a car port to the side leading to a single detached garage. With a low maintenance rear garden with paved patio area, perfect for al fresco dining, overlooking an attractive low maintenance artificial garden with timber panelled surround fences on all three sides.

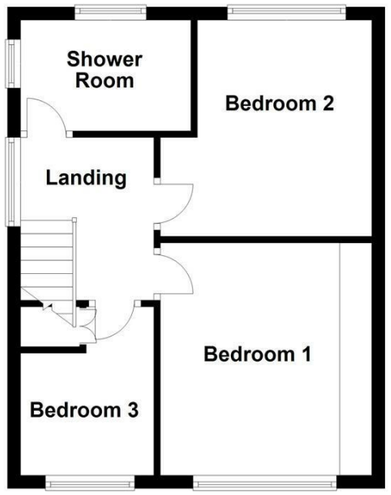
The property is located within the sought after market town of Ossett which holds a twice weekly market and main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

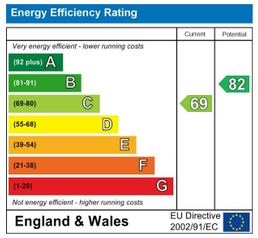
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Ground Floor



First Floor





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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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

PORCH
Two UPVC double glazed windows overlooking the front and side aspect, fully tiled floor and solid wooden door leading through into the entrance hall.

ENTRANCE HALL
Timber double glazed window at the side of the door, stairs to the first floor landing, central heating radiator and door leading into the living room.

LIVING ROOM
9'6" min x 13'8" max x 14'6" (2.92m min x 4.17m max x 4.43m)
Coving to the ceiling, UPVC double glazed bow window overlooking the front aspect, central heating radiator, living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. Small cupboard door providing access to the under stairs storage cupboard and door providing access into the extended kitchen.

KITCHEN
8'11" min x 15'7" max x 8'6" (2.74m min x 4.76m max x 2.60m)
Range of solid wooden wall and base units with laminate work surface over, part tiled walls, integrated Neff oven and grill with separate Neff induction hob and cooker hood in chrome above. 1.5 sink and drainer with chrome mixer tap with swan neck, space for a large fridge/freezer freestanding, central heating radiator and space for a small fridge/freezer under the counter. Plumbing and drainage for a washing machine and slim line dishwasher with space under the counter. Two UPVC double glazed windows overlooking the rear and side, enjoying a dual aspect. Inset spotlights to the ceiling, solid timber door providing access into the driveway at the side and two further doors providing access into storage cupboard with fixed shelving within and the other leading through to the dining room.

DINING ROOM
8'6" x 12'0" (2.61m x 3.68m)
UPVC double glazed window overlooking the rear aspect, coving to the ceiling and central heating radiator. Archway providing access into hallway.

HALLWAY
Laminate flooring, coving to the ceiling, inset spotlights and door providing access into the downstairs w.c.

W.C.
4'0" x 3'1" (1.22m x 0.95m)
Fully tiled walls, laminate flooring, low flush w.c. and ceramic wash basin with mixer tap with vanity cupboard below. Inset spotlights to the ceiling and extractor fan.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation and loft access. Access to three bedrooms and house shower room/w.c.

SHOWER ROOM/W.C.
5'4" x 8'0" (1.63m x 2.45m)
Three piece suite comprising larger than average shower cubicle with double glass doors and mixer shower within with chrome rain shower head above. Wash basin with mixer tap built into high gloss vanity cupboards with chrome handles below, low flush w.c., fully tiled floor and walls. UPVC cladding to the ceiling with inset spotlights within and two UPVC double glazed frosted windows to the rear and side, enjoying a dual aspect. Chrome ladder style radiator.

BEDROOM ONE
8'5" x 11'11" (2.59m x 3.65m)
UPVC double glazed window overlooking the front elevation. Range of fitted furniture with three double wardrobes and storage cupboards above, fitted dressing table with fitted drawers within, wall light and central heating radiator.

BEDROOM TWO
10'7" max x 9'0" min x 10'9" (3.23m max x 2.76m min x 3.29m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
8'11" max x 6'5" min x 6'7" (2.74m max x 1.96m min x 2.01m)
UPVC double glazed window overlooking the front elevation, central heating radiator and double doored wardrobe over the bulk head of the stairs.

OUTSIDE
To the front of the property there is a large timber swing gate providing access onto the L-shaped driveway with a paved front garden with planted borders with a tarmacadam driveway running down the side under a car port up to a single detached garage with electric roller door to the front with power and light within. The garage has double timber doors to the side and three timber single glazed windows. Within the rear garden there's a paved patio area, perfect for entertaining and dining purposes overlooking a low maintenance rear garden with artificial grass, planted borders and timber panelled surround fences on all three sides.

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 six local offices.