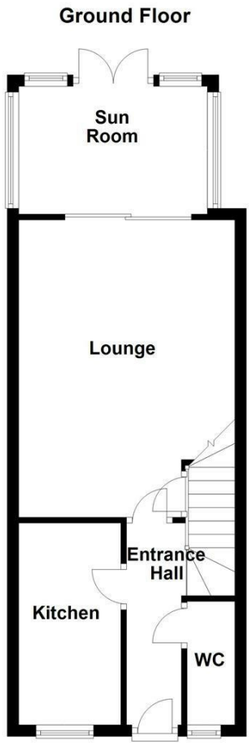
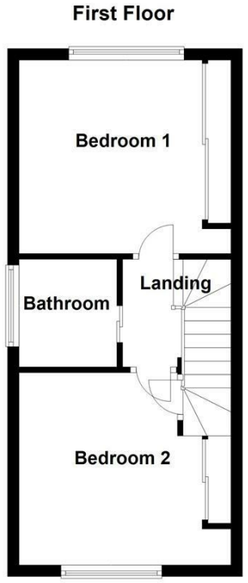


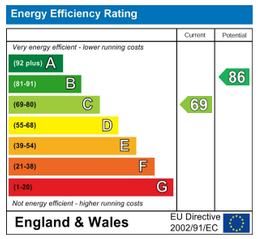




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 18 Berryfield Garth, Ossett, WF5 9TE

## For Sale Freehold £179,999

Situated on this quiet cul-de-sac in Ossett is this superbly presented two bedroom end town house benefitting from driveway parking and enclosed rear gardens.

The property briefly comprises of entrance hall, downstairs w.c., lounge, kitchen and extended sun room. To the first floor landing there are two double bedrooms and family bathroom. Outside to the front of the property there is driveway parking with ample space for two cars. Whilst to the rear, there is an enclosed flagged garden, which is easy to maintain, with space for a summerhouse.

Sat on this cul-de-sac location in Ossett, this property is ideally located for all local shops and amenities including local schools, as well as Ossetts twice weekly market. It is also perfectly located for the motorway network for those looking to commute further afield.

Done to a high standard throughout, this property would make a superb first time home and an early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Central heating radiator. Access to the downstairs w.c., kitchen and living room.

### W.C.
6'11" x 2'6" (2.13m x 0.77m)
UPVC double glazed frosted window to the front elevation, low flush w.c., vanity wash hand basin unit with mixer tap, fully tiled walls and floor.

### KITCHEN
11'9" x 5'8" (3.60m x 1.73m)
Modern fitted kitchen with an array of wall and base units for storage with laminate work tops, integrated oven and induction hob with cooker hood, space for a fridge/freezer, space for a washing machine and space for a dishwasher. Black 1.5 sink and drainer, tiled walls, central heating radiator and UPVC double glazed window to the front elevation.

### LIVING ROOM
17'6" x 12'0" (5.35m x 3.67m)
Feature central heating radiator, built in storage cupboard under the stairs and UPVC double glazed sliding doors leading through to the sun room.

### SUN ROOM
10'0" x 7'5" (3.05m x 2.27m)
UPVC double glazed French doors to the rear elevation, tiled flooring, electric radiator, spotlights to the ceiling and UPVC double glazed windows to the side and rear elevation. Currently used as a home office.

### FIRST FLOOR LANDING
Access to two bedrooms and family bathroom.

### BEDROOM ONE
11'1" x 11'0" (3.38m x 3.36m)
UPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobes with sliding mirrored doors and inset spotlights.

### BEDROOM TWO
12'1" (max) x 11'3" (3.69m (max) x 3.45m)
UPVC double glazed window to the front elevation, gas central heating radiator and fitted wardrobes with sliding mirrored doors. Built in storage cupboard over the stairs.

### BATHROOM/W.C.
6'1" x 5'7" (1.87m x 1.72m)
Three piece suite comprising power shower over the bath, vanity wash hand basin with mixer tap, low flush w.c., gas central heating radiator and fully tiled on the walls and floor. UPVC double glazed frosted window to the side elevation.

### OUTSIDE
To the front of the property there is driveway with ample space for two cars and easy to maintain split pebbled lawn with decked ramp area and flagged steps up to the front of the property. To the rear there is an easy to maintain flagged garden with space for summerhouses or sheds, soiled area with bush and shrubbery, as well as a side access gate leading out to the side of the property.



### 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.