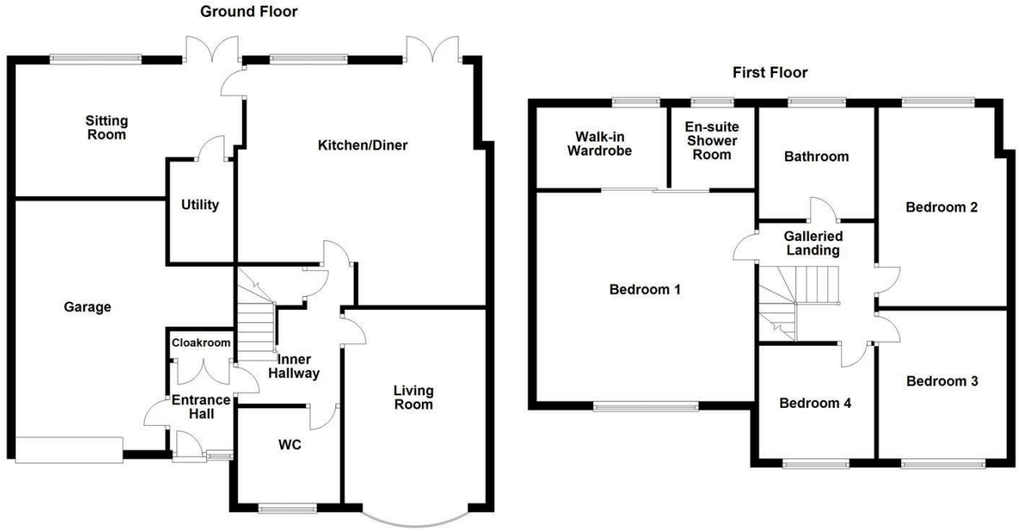
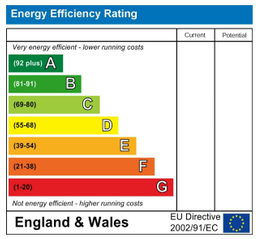


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Park Gardens, Ossett, WF5 0LA

For Sale Freehold £395,000

A fantastic opportunity to purchase this extended four bedroom semi detached house benefitting from modern open plan kitchen/diner, ample off road parking furthered by an integral garage and an enclosed attractive rear garden.

The accommodation briefly comprises of the entrance hall, access to the integral garage, inner hallway leading to the downstairs w.c., living room, modern fitted kitchen/diner, sitting room and utility. The first floor landing leads to four bedrooms (principal bedroom with walk in wardrobe and en suite shower room) and four piece suite house bathroom/w.c. Outside to the front is a driveway providing off road parking for three vehicles leading to the single garage. To the rear is an enclosed garden with block paved patio area overlooking the attractive lawned garden with summerhouse.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools, local bus routes are nearby and a twice weekly market. There is good access to the motorway network.

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

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, UPVC double glazed window overlooking the front aspect, laminate flooring, double doored built in cloakroom cupboard and doors to the garage and inner hallway.

INTEGRAL GARAGE
11'6" x 19'0" (3.51m x 5.80m)
Manual roller door to the front, range of wall and base units with laminate work surface over, combi condensing boiler, UPVC double glazed frosted window to the side, strip lighting and power.

INNER HALLWAY
Stairs to the first floor landing, doors to the downstairs w.c., living room, kitchen/diner and understairs storage cupboard. Coving to the ceiling, central heating radiator and laminate flooring.

W.C.
7'3" x 7'9" (2.21m x 2.37m)
Range of high gloss wall and base units with laminate work surface incorporating sink with mixer tap, central heating radiator, coving to the ceiling, inset spotlights, laminate tiled floor, low flush w.c. and UPVC double glazed frosted window overlooking the front aspect.

LIVING ROOM
10'9" x 14'9" (3.29m x 4.52m)
Contemporary stainless steel radiator, UPVC double glazed bow window overlooking the front aspect and coving to the ceiling.

KITCHEN/DINER
15'1" (min) x 18'3" (max) x 19'1" (4.60m (min) x 5.57m (max) x 5.83m)
Range of modern high gloss wall and base units with laminate work surface and granite top, circular sink and drainer with swan neck mixer tap, central island with breakfast bar, integrated twin oven and grill with five ring gas hob and cooker hood. Integrated fridge/freezer, integrated dishwasher, built in wine rack, central heating radiator, inset spotlights, laminate flooring, set of UPVC double glazed French doors and windows to the rear garden. Door providing access into the sitting room.

SITTING ROOM
16'7" x 7'9" (min) x 9'0" (max) (5.07m x 2.37m (min) x 2.76m (max))
UPVC double glazed window overlooking the rear aspect, a set of UPVC double glazed French doors to the rear garden, central heating radiator and door providing access into the utility.

UTILITY
5'2" x 4'11" (1.58m x 1.51m)
Range of wall and base units with laminate work surface over and plumbing for a washing machine.

FIRST FLOOR LANDING
Coving to the ceiling, loft access, central heating radiator and doors to four bedrooms and house bathroom.

BEDROOM ONE
17'1" x 15'10" (5.21m x 4.85m)
UPVC double glazed window overlooking the front elevation, contemporary radiator and sliding high gloss doors to a walk in wardrobe and en suite shower room.

WALK IN WARDROBE
9'11" x 6'6" (3.04m x 2.0m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, wardrobe rails, fixed shelving, light and power.

EN SUITE SHOWER ROOM/W.C.
6'4" x 6'4" (1.94m x 1.94m)
Three piece suite comprising concealed cistern low flush w.c., vanity wash basin with mixer tap, larger than average shower cubicle with mixer shower. Chrome ladder style radiator, extractor fan, inset spotlights, UPVC double glazed frosted window overlooking the rear elevation, fully tiled walls and floor.

BEDROOM TWO
9'7" x 15'1" (2.94m x 4.61m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
11'4" x 9'9" (3.47m x 2.98m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted high gloss wardrobes and storage cupboards.

BEDROOM FOUR
8'11" x 8'8" (2.72m x 2.65m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
8'1" x 8'9" (2.47m x 2.69m)
Modern four piece suite comprising panelled bath full tiled surround, centralised mixer tap and pull out shower attachment, wall in shower cubicle with mixer shower, vanity wash hand basin and concealed cistern low flush w.c. UPVC double glazed window overlooking the rear elevation, inset spotlights, extractor fan, chrome ladder style radiator, fully tiled walls and floor.

OUTSIDE
To the front is a large block paved driveway providing off road parking for several vehicles and block paved pathway to the side through a cast iron gate leading to the rear garden. Within the rear garden is a block paved patio area, perfect for entertaining and dining purposes incorporating outside tap with sink, an attractive lawned garden with timber summerhouse and surrounded by solid stone walls and timber fencing.

SUMMERHOUSE
7'8" x 9'8" (2.36m x 2.97m)
Power and light within.

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.