Richard Kendall Estate Agent

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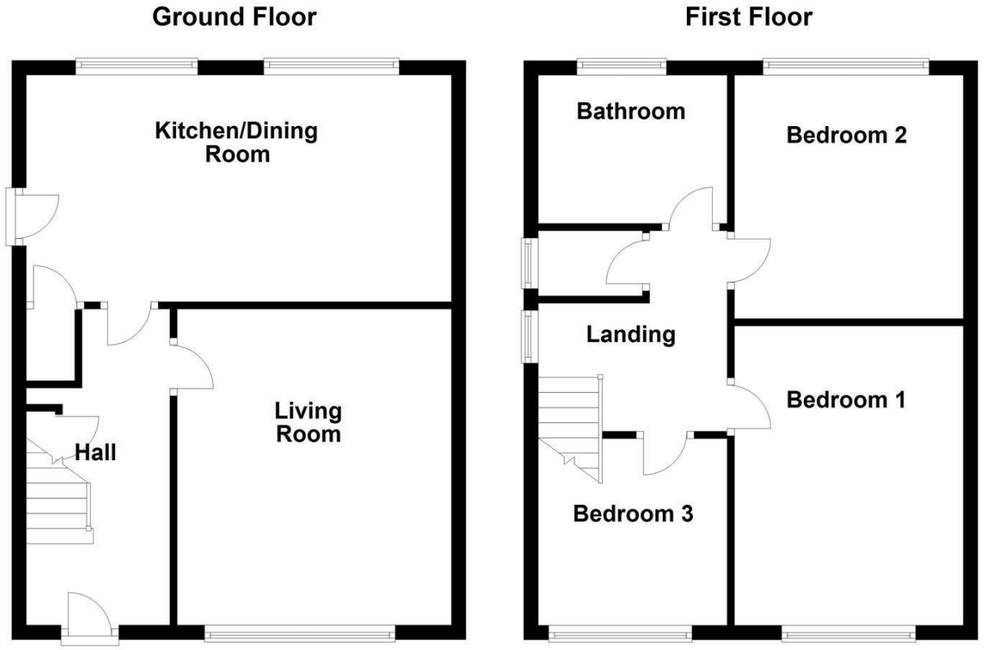


1 Fairfield Avenue, Ossett, WF5 0LZ

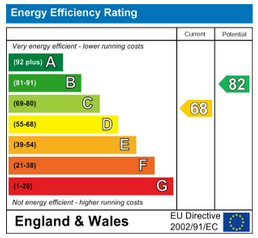
For Sale Freehold £270,000

Situated in Ossett occupying a fantastic corner plot is this well presented three bedroom semi detached property benefiting from no chain involved, driveway parking, detached garage and gardens.

The accommodation briefly comprises entrance hall, living room, kitchen diner, first floor landing, three bedrooms, family bathroom with separate w.c. Externally there is driveway parking to the rear with a detached garage as well as front, side and rear gardens.

The property has plenty of scope to extend with the correct planning permissions. Ideally located to Ossett town centre and is within walking distance to local schools, ideally placed for all shops and amenities.

Ready to move into, this would make a fantastic home and a viewing is highly recommended.



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

LIVING ROOM
14'3" x 12'5" (4.36m x 3.79m)
UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring, electric fire with marble surround.

KITCHEN DINER
19'3" x 10'3" (5.89m x 3.14m)
Two UPVC double glazed windows to the rear elevation, central heating radiator, wood effect laminate flooring. Fitted kitchen with an array of wall and base units for storage with dark brown laminate worktops, integrated gas hob, stainless steel sink and drainer unit, integrated fridge freezer, further central heating radiator, integrated oven, plumbing for a washing machine, UPVC side entrance door and built in storage under stairs.

HALLWAY
Front UPVC door into the hallway, wood effect laminate flooring, central heating radiator, staircase leading to the first floor, access to the living room and kitchen diner.

FIRST FLOOR LANDING
UPVC double glazed frosted window to the side. Access to the three bedrooms, bathroom and separate w.c.

BEDROOM ONE
13'6" x 10'4" (4.14m x 3.15m)
UPVC double glazed window to the front elevation, central heating radiator.

BEDROOM TWO
11'3" x 10'2" (3.45m x 3.12m)
UPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring.

BEDROOM THREE
8'5" x 12'1" (2.58m x 3.69m)
UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring, storage over bulkhead. Currently used as a home office.

BATHROOM
8'8" x 6'8" (2.65m x 2.05m)
UPVC double glazed frosted window to the rear, corner shower cubicle with shower screen and wall mounted shower, bath with hot and cold tap, wash hand basin with mixer tap and tiled splashback, central heating radiator and partial tiling to the bath area.

W.C.
3'3" x 3'5" (1.00m x 1.05m)
Low flush w.c., central heating radiator, UPVC double glazed frosted window to the side.

EXTERNALLY
Enjoying a substantial corner plot. To the front there is a low maintenance pebbled area with bush and shrubbery, side lawn and pathway, whilst to the rear there is a flagged driveway with ample space for two cars. Low maintenance lawn garden with soiled border. Gated entry for the driveway as well as access to the detached garage, which has power and light with up and over door. Well presented with plenty of potential to extend, subject to the necessary consents.

COUNCIL TAX BAND
The council tax band for this property is C.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.