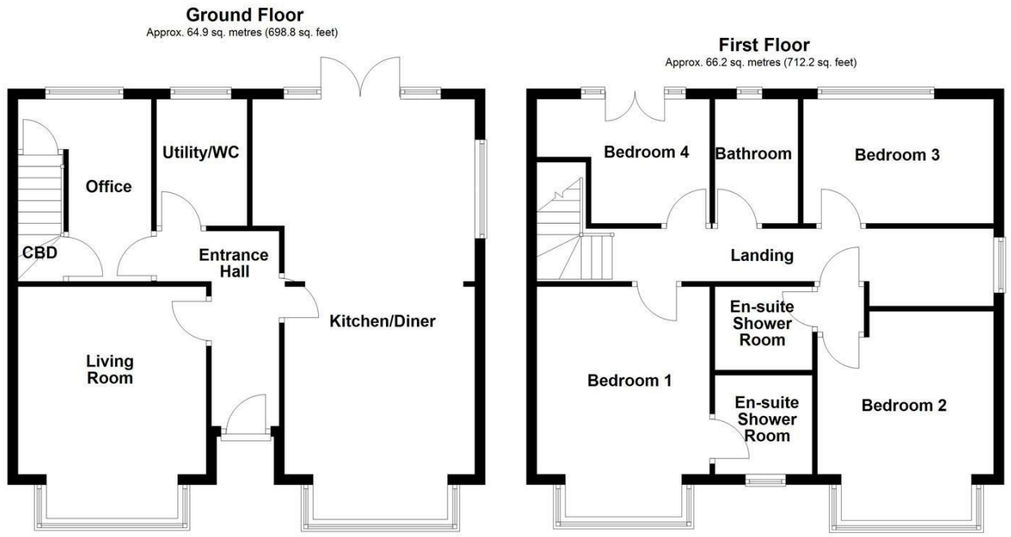
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 131.1 sq. metres (1411.0 sq. feet)



29 Birchen Avenue, Ossett, WF5 8HT

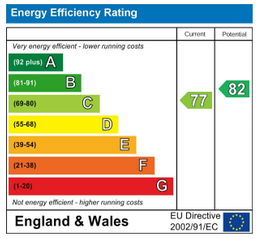
For Sale Freehold £475,000

A superb opportunity to acquire this impressive four bedroom detached family home, offering spacious and well appointed accommodation throughout.

The property benefits from a modern, open plan kitchen/dining area, featuring a central island with breakfast bar, a range of integrated appliances, and a bay window to the front aspect. This triple aspect room also enjoys an abundance of natural light, with French doors opening onto the low maintenance rear garden. The ground floor is accessed via a generous entrance hall, which leads to a spacious living room with a bay window to the front aspect, a useful utility/WC, a home office, and a convenient understairs storage cupboard. A further door provides access to the staircase rising to the first-floor landing. To the first floor, the property offers four well proportioned double bedrooms, with bedrooms one and two both benefiting from en suite shower rooms. A contemporary three-piece family bathroom serves the remaining accommodation. Externally, to the front, there is a large paved driveway providing ample off road parking for several vehicles, along with a dropped kerb and a recessed porch. A further driveway to the side leads through double cast iron gates to the rear garden. The impressive rear garden features an L-shaped paved patio area, wrapping around to an elevated timber decked seating area, complete with external power, lighting, and a wall-mounted point connection. There is also a substantial timber shed positioned in the corner, with the garden fully enclosed by timber panel fencing on all sides, offering a good degree of privacy.

Ideally located in the sought after town of Ossett, tucked away on the desirably Cul de Sac of Birchen Avenue, the property is within close proximity to a range of local amenities and well-regarded schools. Excellent transport links for commuting via the M1 network and bus routes throughout the local area and larger region, making it ideal for commuters.

This exceptional move-in ready home must be viewed to fully appreciate the quality and space on offer, and early 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
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
A composite front entrance door leads into the entrance hall, featuring coving to the ceiling, contemporary light oak laminate flooring, and four solid wooden doors providing access to the kitchen/diner, living room, utility/WC, and office.

LIVING ROOM
11'10" x 11'11" (3.63m x 3.64m)
UPVC double glazed bay window to the front of the property and a central heating radiator.



KITCHEN/DINER
24'0" x 14'0" (max) x 12'0" (min) (7.33m x 4.29m (max) x 3.67m (min))
Fitted with a range of wall and base high gloss units with solid wooden work surfaces over, incorporating a ceramic single drainer sink with chrome swan neck mixer tap. There is a central island with breakfast bar, housing an induction hob with built in extractor and integrated dishwasher. Along with an integrated oven and grill, microwave above and separate full sized fridge and freezer. The room benefits from light oak laminate flooring, two contemporary radiators, and two UPVC double glazed windows, including a walk in bay to the front and a further window to the side. A set of UPVC double glazed French doors, with glazed panels to either side, provide access to the rear garden, creating a bright triple aspect space. Inset spotlights complete the ceiling.

UTILITY/W.C.
7'11" x 5'8" (2.42m x 1.74m)
Comprising a range of base units with laminate work surfaces, a stainless steel sink with chrome swan neck mixer tap, plumbing for a washing machine beneath the counter, and a low flush WC. Finished with light oak laminate flooring, a chrome heated towel rail, and a built-in double door storage cupboard and housing a trapdoor to the crawl space below.

OFFICE
11'9" x 8'5" (max) x 5'2" (min) (3.60m x 2.58m (max) x 1.60m (min))
Coving to the ceiling, a central heating radiator, and a UPVC double glazed window to the rear aspect. There are two doors, one leading to an understairs storage cupboard and the other housing the staircase rising to the first floor landing.

FIRST FLOOR LANDING
The first floor landing features coving to the ceiling, inset spotlights, a UPVC double glazed window to the side elevation, and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
11'1" x 13'5" (max) x 11'5" (min) (3.38m x 4.10m (max) x 3.50m (min))
UPVC double glazed bay window to the front elevation, central heating radiator, and access to the en suite shower room.



EN SUITE SHOWER ROOM
6'3" x 6'3" (1.92m x 1.91m)
Comprising a larger than average shower cubicle with sliding glass door and mixer shower, low flush WC, and wash basin with chrome mixer tap set within high-gloss vanity storage. Chrome heated towel radiator, extractor fan and a UPVC double glazed frosted window to the front elevation.



BEDROOM TWO
11'2" x 11'11" (max) x 8'2" (min) (3.41m x 3.64m (max) x 2.51m (min))
Bedroom two is accessed via a walk in area with loft access, with doors leading to both the bedroom and en suite shower room. With a walk in rectangular bay window to the front elevation, UPVC double glazing, and a central heating radiator.



EN SUITE SHOWER ROOM
6'2" x 4'7" (1.89m x 1.40m)
Fitted with a three piece suite including a curved corner shower cubicle with glass door and mixer shower, low flush WC, and wash basin with chrome mixer tap and vanity storage below. Fully tiled walls and floor, chrome heated towel radiator, and extractor fan.

BEDROOM THREE
8'7" x 12'5" (2.63m x 3.79m)
UPVC double glazed window to the rear elevation, central heating radiator, and coving to the ceiling.



BEDROOM FOUR
8'7" x 10'8" (max) x 7'8" (min) (2.63m x 3.27m (max) x 2.35m (min))
UPVC double glazed French doors with a Juliet balcony and glazed side panels, coving to the ceiling, laminate flooring, and a central heating radiator.

BATHROOM
8'6" x 5'3" (2.60m x 1.62m)
A modern three piece suite comprising an L shaped panelled bath with glass shower screen and mixer shower over, low flush WC, wash basin with chrome mixer tap set within high gloss vanity drawers and includes an antifog light up mirror. Fully tiled walls and a marble effect porcelain tiled floor, chrome heated towel radiator, extractor fan, inset ceiling spotlights and a UPVC double glazed frosted window to the rear elevation.



OUTSIDE
Externally, to the front of the property, there is a large paved driveway providing ample off road parking for several vehicles including room for a caravan or campervan, accessed via a dropped kerb and leading to a recessed porch with sensor lighting. Double steel gates to the side provide access to the rear garden. The rear garden offers a spacious paved patio area, including an elevated seating area ideal for entertaining, with planted borders, mature blossom and cherry trees, and a large timber shed. The garden is fully enclosed by fencing on all sides and benefits from external lighting, power, and a water connection.



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

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.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.