Richard Kendall Estate Agent

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18 Ashbrook Close, Ossett, WF5 9DU

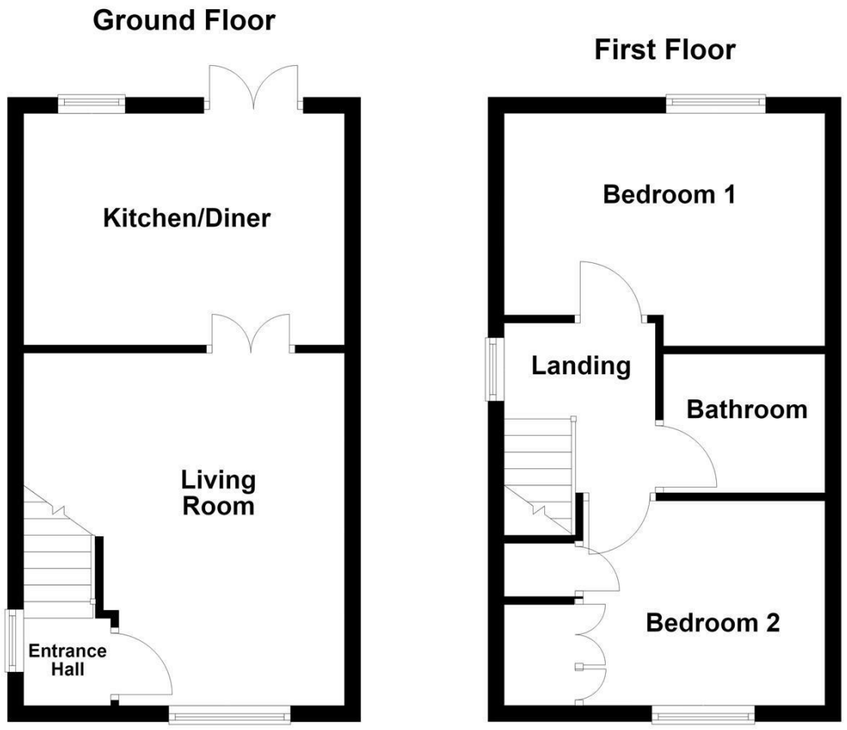
For Sale Freehold £235,000

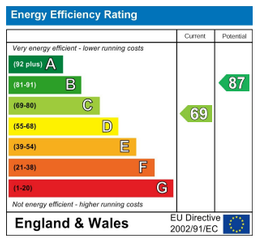
Nestled within a sought after modern development in the popular market town of Ossett is this superbly presented two bedroom semi detached home. Offering well proportioned accommodation throughout, the property combines modern interiors with two good sized bedrooms, a stylish kitchen and bathroom, off road parking and an attractive enclosed rear garden, making it an ideal choice for first time buyers, professional couples or small families.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the living room. The living room flows through to the modern kitchen diner, which enjoys direct access onto the rear garden. To the first floor, the landing provides access to the loft space, two well proportioned bedrooms and the contemporary house bathroom. Bedroom two also benefits from a range of useful built in storage. Externally, the property enjoys an attractive lawned front garden with established shrub borders, together with a paved and gravelled driveway providing off road parking and extending along the side of the property. To the rear is a tiered garden incorporating a lawn with mature planting and a paved patio area, ideal for outdoor dining and entertaining.

Ossett is a highly regarded and convenient location, with a fantastic range of shops, schools and everyday amenities close by, many of which are within walking distance in the town centre. Regular bus services provide links to surrounding areas, whilst Wakefield's mainline railway stations offer connections to Leeds, Manchester and London. The M1 motorway is also only a short drive away, making the property particularly convenient for commuters. Ossett is well known for its strong community feel, with regular events and a popular twice weekly market.

Offered to the market with no chain, an early viewing is highly recommended to fully appreciate the presentation, location and accommodation this lovely home has to offer.





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
Composite front entrance door with frosted glazed panel leading into the entrance hall. UPVC double glazed window to the side, central heating radiator, staircase providing access to the first floor landing and door leading through to the living room.

LIVING ROOM
14'3" x 13'1" (4.36m x 4.00m)
UPVC double glazed window overlooking the front elevation, central heating radiator and feature electric fireplace with marble hearth and surround and wooden mantle. Double doors provide access to the kitchen diner.

KITCHEN DINER
13'1" x 9'4" (4.00m x 2.86m)
Newly fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Four ring gas hob with partial glass splashback and stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and dishwasher with space for a fridge freezer. UPVC double glazed window overlooking the rear elevation and a set of UPVC double glazed French doors providing access to the rear garden. Central heating radiator.

FIRST FLOOR LANDING
Loft access, central heating radiator, UPVC double glazed window to the side and doors providing access to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE
13'1" x 9'5" (4.00m x 2.88m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM TWO
9'10" x 8'4" (3.00m x 2.56m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted walk in wardrobe and useful overstairs storage cupboard. The Vaillant combination boiler is housed within the storage cupboard.

BATHROOM/W.C.
6'5" x 5'7" (1.96m x 1.72m)
Newly fitted three piece suite comprising a concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, together with a panelled bath with mixer tap, mains fed overhead shower, separate shower attachment and glazed shower screen. Part tiled walls, extractor fan and chrome ladder style central heating towel radiator.

OUTSIDE
To the front of the property is a lawned garden with mature shrub borders, together with a pebbled and paved driveway providing off road parking and continuing down the side of the property. To the rear is an enclosed garden incorporating an upper lawned tier with shrub borders and a paved patio area, ideal for outdoor dining and entertaining.

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.