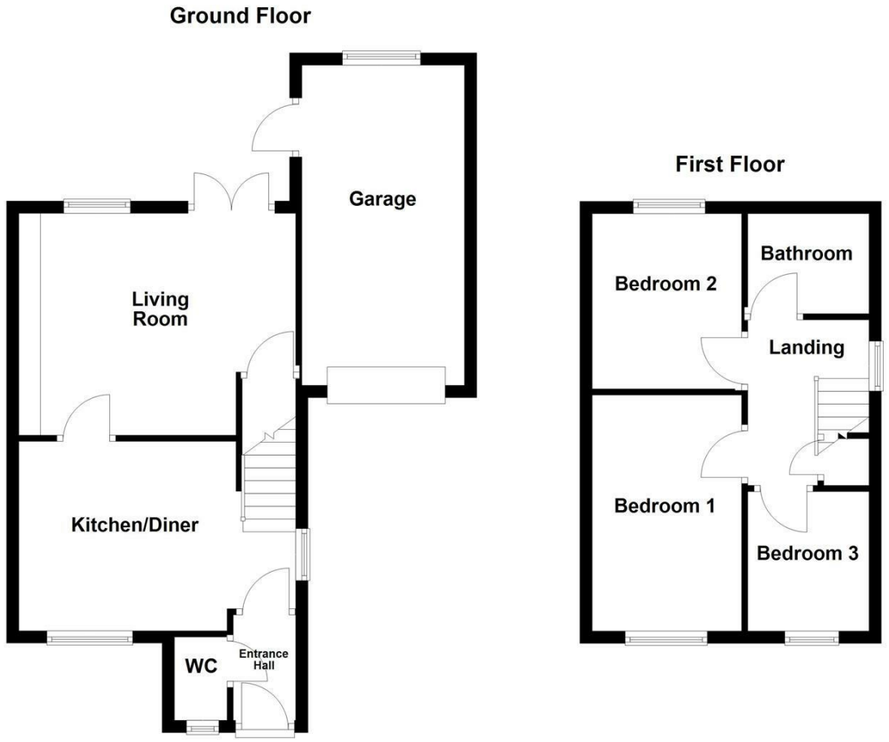
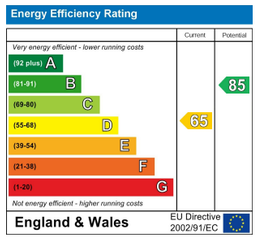



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 14 Saville Park, Ossett, WF5 0JT

## For Sale Freehold £245,000

Nestled in a sought after cul de sac position within the popular town of Ossett, this well presented three bedroom semi detached property offers modern and comfortable living, making it a home not to be missed. The property benefits from a contemporary fitted kitchen and bathroom, off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises of an entrance hall providing access to a downstairs W.C. and a spacious kitchen diner. The kitchen diner in turn leads to the first floor landing and the living room. The living room enjoys access to useful understairs storage and opens out onto the rear garden, creating an ideal space for both relaxation and entertaining. To the first floor, the landing offers an over stairs storage cupboard, loft access, and doors leading to three bedrooms and the house bathroom. Externally, the front garden is mainly laid to lawn with a paved pathway leading to the front door. A resin driveway provides off road parking for one vehicle and leads to a single attached garage, which benefits from an electric roller door, power and lighting, and a vaulted ceiling offering additional loft storage space. To the rear, the garden is predominantly laid to lawn with planted features and incorporates a stone paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed with timber fencing, making it ideal for pets and children.

The property is ideally suited to a range of buyers, including first time purchasers, growing families, and professional couples. It is conveniently located within walking distance of local shops and schools, with further amenities available in nearby towns and cities such as Dewsbury and Wakefield. Excellent transport links are also close by, with local bus routes, train stations in Dewsbury and Wakefield providing access to major cities including Leeds, Manchester, and London. The M1 motorway is just a short distance away, ideal for commuters travelling further afield.

An internal inspection is highly recommended to fully appreciate the accommodation on offer, and early viewing is advised to avoid disappointment.

## ACCOMMODATION

### ENTRANCE HALL
Entered via a frosted door to the front entrance hall which features a central heating radiator, spotlighting, and coving to the ceiling. Doors into the the kitchen/diner and the downstairs W.C.

### DOWNSTAIRS W.C.
4'3" x 2'9" (1.31m x 0.86m)
Frosted UPVC double glazed window to the front, spotlights, coving to the ceiling. Fitted with a low flush W.C., and a wall mounted wash basin with mixer tap.

### KITCHEN/DINER
14'10" x 10'4" (max) x 8'11" (min) (4.53m x 3.16m (max) x 2.73m (min))
Two UPVC double glazed windows to the front and side, central heating radiator, spotlights, coving to the ceiling. Door into the living room and stairs to the first floor landing. Fitted with a range of wall and base units with granite worksurfaces, stainless steel 1 1/2 sink and drainer with mixer tap, five ring gas hob with glass splashback and extractor hood above. Integrated oven and microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine.

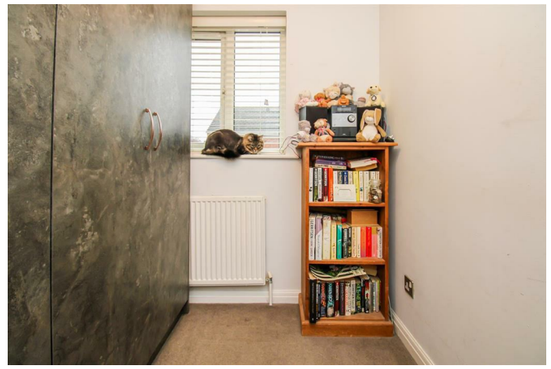
### LIVING ROOM
11'10" x 14'9" (max) x 10'4" (min) (3.62m x 4.52m (max) x 3.15m (min))
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, central heating radiator, coving to the ceiling, understairs storage cupboard. Fitted media wall with space for a TV, shelving units and spotlighting.

### FIRST FLOOR LANDING
Frosted UPVC double glazed window to the side, loft access, coving to the ceiling, over stairs storage cupboard. Doors into three bedrooms and the house bathroom.

### BEDROOM ONE
10'9" x 8'10" (max) x 8'5" (min) (3.30m x 2.70m (max) x 2.57m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, a range of fitted wardrobes.

### BEDROOM TWO
9'6" x 8'10" (max) x 8'5" (min) (2.90m x 2.70m (max) x 2.57m (min))
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

### BEDROOM THREE
6'1" x 7'1" (1.86m x 2.17m)
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes.



### BATHROOM
6'0" x 5'10" (1.83m x 1.78m )
Frosted UPVC double glazed window to the rear, extractor fan, full tiling, spotlights. A modern fitted bathroom comprising of a low flush W.C., wall mounted wash basin with mixer tap, panelled bath with mixer tap, over head shower and shower attachment with glass shower screen.

### GARAGE
17'6" x 8'7" (5.34 x 2.64m)
Frosted UPVC double glazed window to the rear, side access door, vaulted ceiling providing additional loft storage, an electric roller door, power and lighting.

### OUTSIDE
To the front of the property is a lawned garden with a paved pathway leading to the front door, alongside a resin driveway providing off road parking for one vehicle and access to the single garage. The area is enclosed with timber fencing. The rear garden is laid mainly to lawn with planted borders and features a stone paved patio area, ideal for outdoor dining and entertaining. There is side access to the garage, and the garden is fully enclosed by timber fencing, making it ideal for children and pets.

### PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

### 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.

### 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.