Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

67 Ingfield Avenue, Ossett, WF5 9HB

For Sale Freehold Offers In The Region Of £180,000

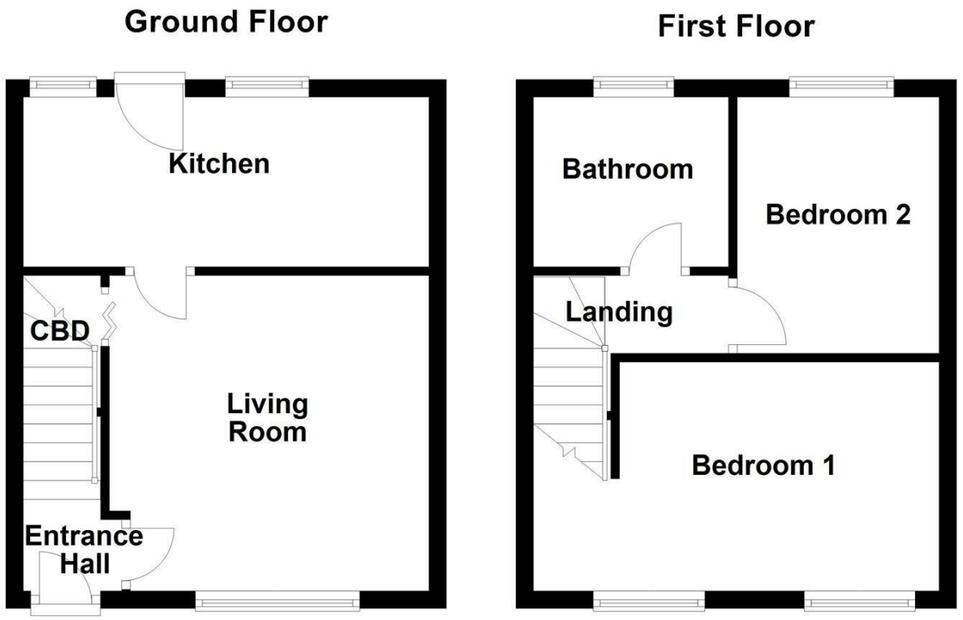
An excellent opportunity to purchase this well-presented two bedroom terraced home, offering spacious and modern accommodation throughout.

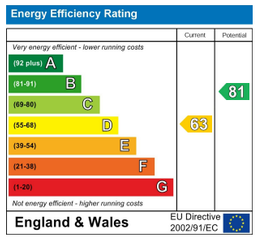
The first floor features two generously sized double bedrooms, complemented by a contemporary three-piece house bathroom. To the ground floor, a stylish living room with useful understairs storage leads through to a modern fitted kitchen at the rear.

Externally, the property boasts an attractive lawned front garden and a paved driveway providing off-road parking. A timber gate gives access to a generous rear garden, which includes a large paved patio area, perfect for outdoor dining and overlooking a well-maintained lawn with a timber summer house. The garden is fully enclosed with timber fencing, offering both privacy and security.

Situated within walking distance of local amenities and well-regarded schools, this property enjoys a sought-after location in the heart of Ossett. Excellent transport links are close at hand, including regular bus services to Wakefield city centre, as well as easy access to the M1 motorway for those commuting further afield.

A high-quality home in a desirable setting—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
UPVC double glazed front entrance door into the entrance hall. Stairs leading to the first floor landing, door into the living room.

LIVING ROOM
11'10" x 12'6" (max) x 11'4" (min) (3.62m x 3.82m (max) x 3.46m (min))
UPVC double glazed window to the front, contemporary central heating radiator. Door into the kitchen, bi-folding door into the under storage cupboard.

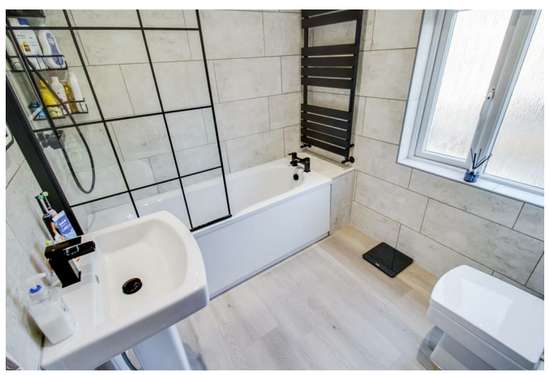
KITCHEN
6'0" x 15'5" (1.83m x 4.70m)
Two UPVC double glazed windows to the rear, UPVC double glazed door to the rear, fully tiled floor. A range of wall and base units with a laminate work surface, open tiled splashback above, an integrated oven and grill, four ceramic hobs with a cooker hood over, and two stainless steel sinks with a swan-neck mixer tap above. There is space for a large freestanding fridge freezer, plumbing and space for a washing machine, and space for an under-counter appliance.

FIRST FLOOR LANDING
Loft access, doors to two bedrooms and the bathroom.

BEDROOM ONE
8'7" x 15'8" (max) x 12'8" (min) (2.62m x 4.80m (max) x 3.88m (min))
UPVC double glazed window to the front, central heating radiator, fitted storage cupboard.

BEDROOM TWO
7'10" x 9'5" (2.39m x 2.88m)
UPVC double glazed window to the rear, central heating radiator, picture rail.

BATHROOM
6'5" x 7'4" (1.96m x 2.25m)
Frosted UPVC double glazed window to the rear, black ladder style radiator, extractor fan, spotlights. Comprising of a three piece suite with a panelled bath with a mixer tap and a glass shower screen, mixer shower with rainfall head attachment, pedestal wash basin with mixer tap and a low flush W.C..



OUTSIDE
To the front, there is an attractive lawned garden with planted borders and a paved driveway with low maintenance pebbled inset, providing off-road parking. A paved pathway leads parallel to the front. A timber gate at the side gives access to a large paved patio area, perfect for entertaining and dining, which overlooks an attractive lawned garden. The rear garden includes a timber summer house with double doors to the front and is fully enclosed by timber panel fencing on all three sides.

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

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.