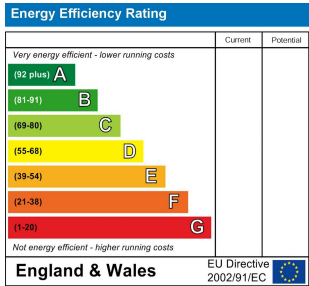


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



25 Ashmore Drive, Ossett, WF5 9SF

For Sale Freehold £300,000

An attractively finished three bedroom detached family home, pleasantly positioned towards the head of a cul de sac within this popular residential area. The property benefits from gas fired central heating and sealed unit double glazed windows throughout.

Internally, this comfortable and well presented home is entered via a welcoming entrance hallway which leads into a spacious living room, featuring a contemporary media wall. Spanning the rear of the property is a well appointed dining kitchen, finished to a good standard and enjoying French doors that open directly onto the rear garden. To the first floor, there are two generous double bedrooms along with a further single bedroom, all of which are served by a modern, refitted family bathroom. Externally, the property offers ample off road parking to the front via a block paved driveway, in addition to a further driveway extending down the side of the house and leading to a gated parking area. The principal garden is located to the rear and provides a good sized outdoor space, part paved and part gravelled, offering an ideal base for the installation of artificial lawn if desired. There is also a substantial garden room overlooking the garden, together with a useful storage shed beyond.

The property is conveniently located within easy reach of the town centre, which provides a wide range of shops, schools, and recreational facilities. The area is also well placed for access to the national motorway network and nearby business centres.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance hall, contemporary style central heating radiator, stairs to the first floor landing. Door to the living room.

LIVING ROOM

14'5" x 12'5" [max] [4.4m x 3.8m [max]]

UPVC double glazed window to the front, central heating radiator, feature media wall and a living flame electric fire.



DINING KITCHEN

15'8" x 9'2" [4.8m x 2.8m]

UPVC double glazed sliding French doors to the rear garden, UPVC double glazed window to the rear, central

heating radiator, spotlights. A modern range of wall and base units with solid wood butcher's block worktops incorporating a ceramic Belfast style sink, a four ring stainless steel gas hob with matching filter hood over, built in double oven, space and plumbing for a washing machine, integrated dishwasher, and integrated fridge and freezer.

FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to three bedrooms, the house bathroom and a built in linen cupboard.

BEDROOM ONE

12'5" x 8'10" [3.8m x 2.7m]

UPVC double glazed window to the front, central heating radiator, built in wardrobe.



BEDROOM TWO

9'2" x 8'10" [2.8m x 2.7m]

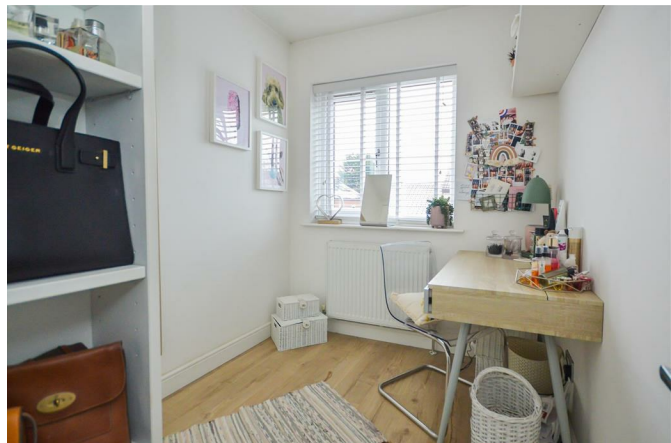
UPVC double glazed window to the rear, central heating radiator, part panelled walls.



BEDROOM THREE

8'6" x 6'6" [2.6m x 2.0m]

UPVC double glazed window to the front, central heating radiator, bulkhead wardrobe.



BATHROOM

6'6" x 6'2" [2.0m x 1.9m]

Frosted UPVC double glazed window to the rear, heated towel rail, extractor fan. Fitted with a modern black and white three piece suite comprising a panelled bath with twin head shower over and glazed screen, vanity wash basin with drawers beneath, and low suite W.C..



OUTSIDE

To the front of the property is a broad block paved parking area providing ample space for several vehicles, in addition to the driveway running to the side of the house leading to a gated area with further parking beyond. The principal garden lies to the rear and offers a pleasant space that is part paved and part gravelled. A sizeable garden room overlooks the garden, with tongue and groove panelling, double glazed windows and electric throughout, providing useful additional leisure space, together with a storage shed beyond.



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.