Richard Kendall Estate Agent

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5 Sowood Avenue, Ossett, WF5 0DD

For Sale Freehold £205,000

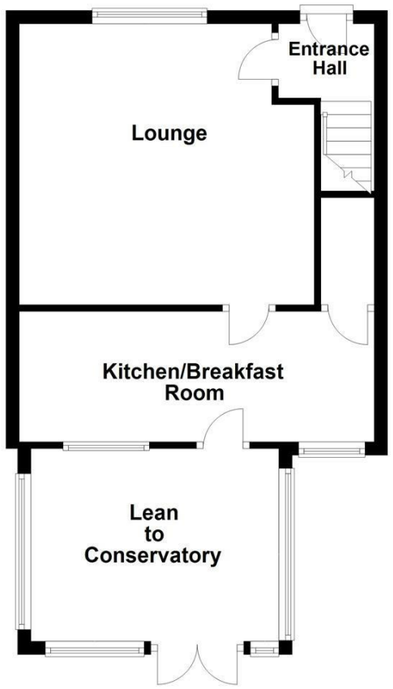
Superbly appointed throughout and benefitting from a large conservatory to the rear is this attractive two double bedroom semi detached house, with UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, lounge, breakfast kitchen, conservatory, first floor landing, two bedrooms [the main bedroom with dressing area] and the modern house bathroom/w.c. Outside, there are attractive gardens to the front and rear with a shared driveway leading to a semi detached garage with electric door.

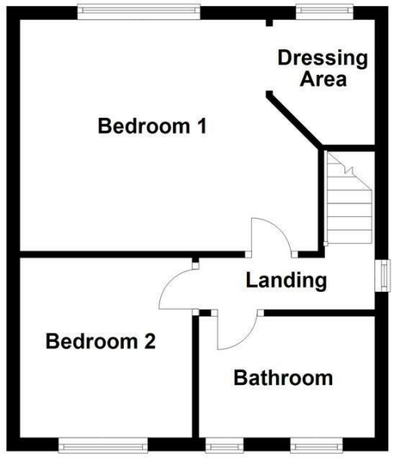
Situated in this popular part of Ossett, the property is well placed for access to a range of amenities including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield.

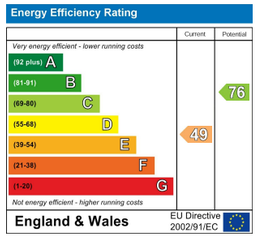
Simply a fantastic home ideal for the professional couple, small family or even those looking to downsize and truly deserves a viewing to fully appreciate the accommodation on offer.

Ground Floor



First Floor





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 leading into the entrance hall. Feature period style radiator, quality laminate flooring, staircase to the first floor landing and door to the lounge.

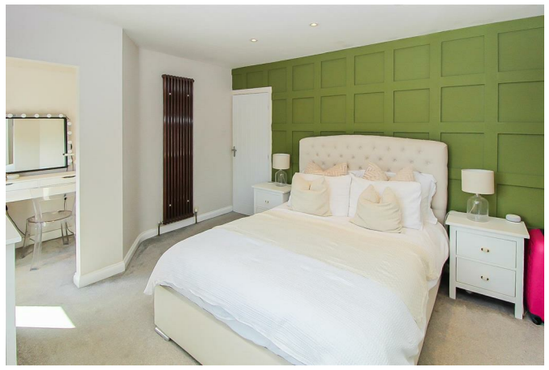
LOUNGE
14'4" x 13'10" (4.38m x 4.24m)
Two UPVC double glazed windows to the front, laminate flooring, coving to the ceiling, central heating radiator and chimney breast with an inset feature multi fuel burner on a Yorkshire stone flagged hearth and exposed brick surround. Archway alcoves with feature lighting. Door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
17'5" x 6'5" (5.32m x 1.96m)
Comprising a range of contemporary cream gloss wall and base units with complementary work surface over incorporating 1.5 bowl stainless steel sink and drainer. Plumbing and spaces for a washing machine and slimline dishwasher, space for a fridge/freezer, integrated oven and grill, four ring gas hob with stainless steel filter hood over, breakfast bar, spotlights, contemporary radiator, laminate flooring, understairs storage cupboard, two UPVC double glazed window to the rear and door to the conservatory.

CONSERVATORY
12'3" x 9'5" (3.74m x 2.89m)
Fully UPVC double glazed over a brick base incorporating French doors to the rear garden. Laminate flooring and wall mounted electric heater.

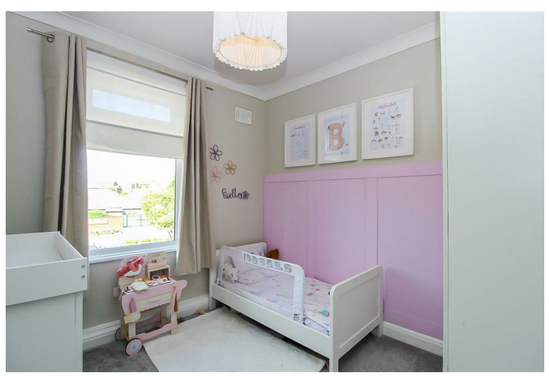
FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access and doors to two bedrooms and the house bathroom/w.c.

BEDROOM ONE
14'6" x 11'4" (4.42m x 3.46m)
UPVC double glazed window to the front, spotlights, feature wood panelling and exposed brick areas, contemporary radiator and opening through to a dressing area.



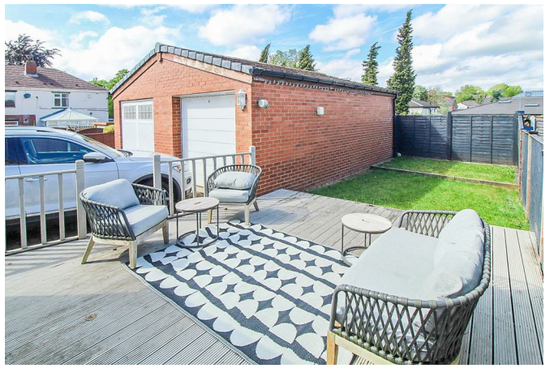
DRESSING AREA
5'10" x 4'7" (1.80m x 1.41m)
UPVC double glazed window to the front, spotlights and feature exposed brick wall.

BEDROOM TWO
9'1" x 8'5" (2.78m x 2.59m)
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



HOUSE BATHROOM/W.C.
8'8" x 6'2") (2.66m x 1.89m))
Three piece modern white suite comprising panelled bath with twin-head mixer shower over, pedestal wash basin and low flush w.c. Part porcelain tiled walls, porcelain tiled floor with underfloor heating, two UPVC double glazed frosted windows to the rear, spotlights and period style radiator.

OUTSIDE
Front driveway with space for two cars. A block paved shared driveway to the side leads up to a brick built semi detached single garage with electric door, power and lighting. To the rear there is a lawned garden incorporating timber decked patio area ideal for 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.