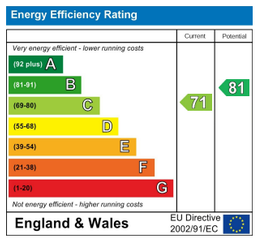
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Southdale Gardens, Ossett, WF5 8BB

For Sale Freehold £290,000

Nestled into a cul-de-sac location in the sought after town of Ossett is this three bedroom semi detached property with handy loft conversion providing extra space for the property, recently laid flooring throughout, three double bedrooms, ample reception space and an attractive low maintenance enclosed rear garden.

The accommodation briefly comprises entrance hall, living room, downstairs w.c., kitchen, dining room and conservatory. To the first floor there is access to the loft room, as well as three double bedrooms and the house bathroom/w.c. To the front of the property the garden is laid to lawn with planted features and pebbled beds, mature shrubs and flowers. A concrete driveway provides off road parking for several vehicles, which leads down the side of the property to the single semi detached garage at the rear with electric remote control door, power and light with storage area. The rear garden is artificially lawned with a decked patio area ideal for outdoor dining and entertaining purposes, pebbled and planted beds enclosed by timber fencing.

This property would be an ideal purchase for a range of buyers looking in the Ossett area. Ideally located for shops and schools, which can be found within walking distance especially within Ossett town centre itself.

Only a full internal inspection will truly show what is to offer at this home and an early viewing is highly advised to avoid disappointment.

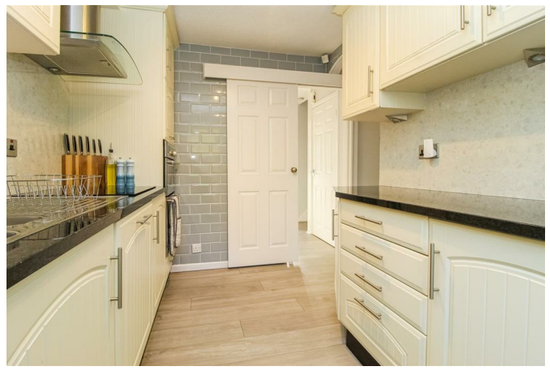
ACCOMMODATION

ENTRANCE HALL
UPVC composite side door with frosted glass pane leading into the entrance hall. Central heating radiator, stairs providing access to the first floor landing, doors to the living room, downstairs w.c., understairs storage cupboard and the kitchen.

DOWNSTAIRS W.C.
2'8" x 4'3" (0.83m x 1.31m)
Frosted UPVC double glazed window to the side, spotlighting to the ceiling, low flush w.c., wall mounted wash basin, tiled.

LIVING ROOM
11'6" x 16'2" (3.51m x 4.95m)
UPVC double glazed bay window to the front, coving to the ceiling, ceiling rose, two central heating radiators, attractive hearth, surround and ornate mantle.

KITCHEN
7'4" x 9'10" (2.25m x 3m)
Opening to the dining room. Frosted UPVC double glazed door to the rear garden, UPVC double glazed window to the rear, a range of wall and base units, granite work surface over, laminate splash back, partial tiling, 1 1/5 stainless steel sink and drainer with mixer tap, four ring induction hob with stainless steel extractor hood above, integrated double oven, space and plumbing for washing machine, integrated dishwasher, integrated undercounter fridge.



DINING ROOM
10'7" x 8'4" (3.25m x 2.56m)
Coving to the ceiling, central heating radiator, set of UPVC double glazed sliding doors to the conservatory.

CONSERVATORY
9'0" x 9'5" (2.76m x 2.88m)
UPVC double glazed windows, partially frosted, set of UPVC double glazed French doors to the rear garden, central heating radiator.

FIRST FLOOR LANDING
Central heating radiator, stairs to the second floor, doors to the bedrooms and the bathroom/w.c.

BEDROOM ONE
16'0" x 10'7" max x 9'10" (4.89m x 3.24m max x 3m)
Two UPVC double glazed windows to the rear, central heating radiator, range of fitted wardrobes and storage units.

BEDROOM TWO
11'7" x 7'1" (3.54m x 2.18m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE
8'7" x 10'6" max x 8'7" min (2.64m x 3.22m max x 2.63m min)
Central heating heating radiator, UPVC double glazed window to the front.

BATHROOM
6'9" x 5'5" (2.06m x 1.66m)
Extractor fan, spotlighting to the ceiling, frosted UPVC double glazed window to the side, low flush w.c., pedestal wash basin with mixer tap, tiled in bath with mixer tap and mains fed overhead shower with attachment and shower screen. Chrome ladder style central heating radiator.

LOFT ROOM
16'0" x 12'8" (4.89m x 3.87m)
A fully converted loft room with fitted storage facilities, UPVC double glazed window to the side.

OUTSIDE
To the front, the garden is laid to lawn with pebbled and planted border incorporating mature shrubs and flowers, concrete driveway providing off road parking for several vehicles and runs down the side of the property the to the single semi detached garage at the rear with remote control electric up and over door. There is an additional room to the rear of the garage suitable for storage. The remainder of the rear garden is low maintenance incorporating artificial lawn with decked patio area perfect for outdoor dining and entertaining purposes, pebbled and panted beds with mature shrubs throughout. The garden is fully enclosed by hedging and timber fencing.

SOLAR PANELS
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND
The council tax band for this property is C

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.