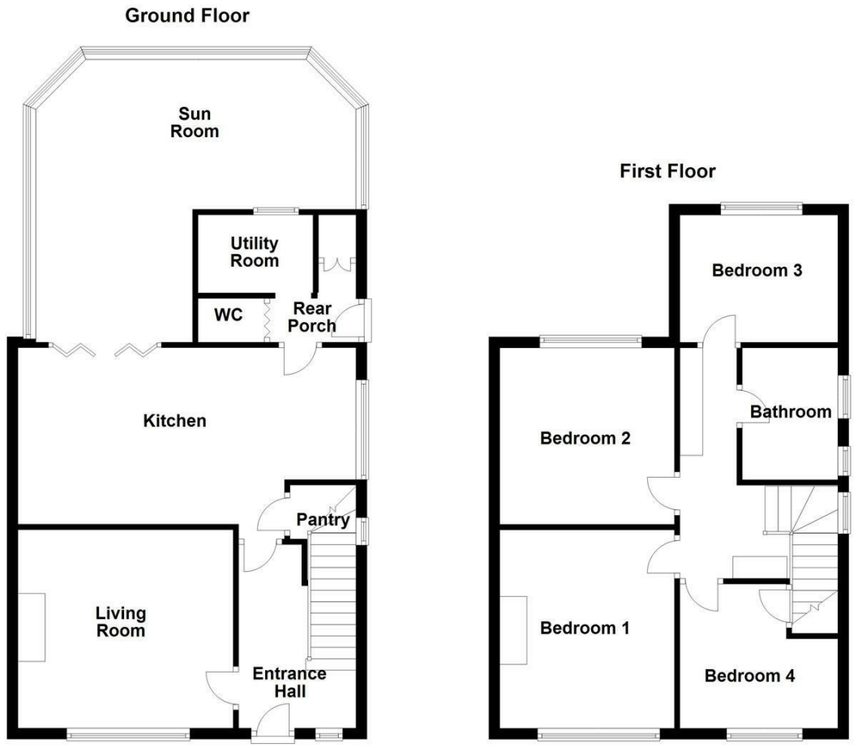


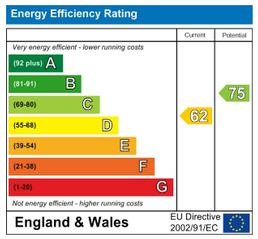


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 93 Swithenbank Avenue, Ossett, WF5 9RS

## For Sale Freehold £235,000

A superb opportunity to purchase this four bedroom semi detached house benefitting from enclosed larger than average rear garden, spacious kitchen with central island, large L-shaped sun room and ample off road parking.

The property briefly comprises of entrance hall, living room, kitchen, rear porch, utility room, downstairs w.c., boot room and sun room. To the first floor landing there are four bedrooms and a three piece suite house bathroom/w.c. Outside to the front, a double concrete driveway provides ample off road parking with timber gate leading down the side of the property with a paved pathway into the rear garden. Within the rear garden is a paved patio area, perfect for entertaining and dining purposes overlooking the pleasant lawned garden with planted borders, surrounded by timber panelled surround fences on all three sides. There is a large single detached garage used for storage at the rear of the garden.

The property is located within the sought after area of Ossett within close proximity to the local amenities and schools located nearby. Main bus routes run to and from Wakefield town centre and the M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
UPVC front entrance hall, laminate flooring, UPVC double glazed window to the front, stairs to the first floor landing, understairs storage and doors to the living room and kitchen.

### LIVING ROOM
13'0" x 11'11" (3.97m x 3.65m)
UPVC double glazed window overlooking the front aspect, central heating radiator, laminate flooring and multi fuel cast iron burner with slate hearth inset into the chimney breast.

### KITCHEN
11'6" (max) x 7'11" (min) x 20'8" (3.51m (max) x 2.42m (min) x 6.31m)
Range of wall and base units with laminate work surface over and laminate upstanding above, central island with breakfast seating, 1 1/1 stainless steel sink and drainer with mixer tap, integrated dishwasher and space for a freestanding fridge/freezer. Belling Range cooker with seven ring gas burners and large chrome cooker hood above. Laminate flooring, UPVC double glazed window overlooking the side aspect, combi condensing housed in here. two central heating radiators, plinth lighting, pantry cupboard with UPVC double glazed frosted window to the side, bi-folding doors leading into the sun room and door to the rear porch.

### REAR PORCH
Fully tiled floor, UPVC double glazed door leading out to the side aspect and folding door to the downstairs w.c. Openings providing access to the boot room and utility room.

### UTILITY
4'8" x 6'11" (1.44m x 2.11m)
Laminate work surface with tiled splash back, plumbing and drainage for a washing machine, space for a dryer, fully tiled floor and UPVC double glazed window to the sun room.

### W.C.
4'0" x 2'7" (1.22m x 0.80m)
Low flush w.c. and wall hung wash basin with mixer tap. Partially tiled walls, fully tiled floor and extractor fan.

### BOOT ROOM
Central heating radiator and fitted double doored storage cupboard.

### SUN ROOM
17'3" (max) x 9'0" (min) x 18'2" (5.26m (max) x 2.76m (min) x 5.56m)
Two central heating radiators, laminate flooring, pitch sloping ceiling with inset spotlights within, UPVC double glazed windows on three sides, set of UPVC double glazed French doors to the rear and air conditioning unit.

### FIRST FLOOR LANDIING
UPVC double glazed window to the side elevation, loft access, storage cupboards, and doors to four bedrooms and house bathroom.

### BEDROOM ONE
10'7" x 12'0" (3.23m x 3.66m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

### BEDROOM TWO
10'4" x 10'8" (3.15m x 3.26m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM THREE
8'0" x 9'9" (2.44m x 2.99m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR
8'11" x 6'7" (min) x 9'10" (max) (2.72m x 2.02m (min) x 3.01m (max))
Small cupboard door providing access to the bulkhead, UPVC double glazed window overlooking the front elevation and central heating radiator.

### BATHROOM/W.C.
5'6" x 8'1" (1.70m x 2.48m)
Three piece suite comprising panelled bath with jacuzzi style jets, mixer tap and mixer shower over, pedestal wash basin with mixer tap and low flush w.c. UPVC double glazed frosted windows overlooking the side elevation, chrome ladder style radiator, coving to the ceiling and partially tiled walls.

### OUTSIDE
To the front is a large concrete driveway providing ample off road parking and covered porch over the front door. A timber gate to the right hand side provides access down the side of the property with a paved pathway, water point connection, outside lights, double outside power socket and flood light. To the rear is a large paved patio area, perfect for al fresco dining overlooking a larger than average attractive lawned garden with planted borders, surrounded by timber panelled surround fences. There is a large single detached garage with manual up and over door and timber single glazed window to the side, used for storage.

### 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.