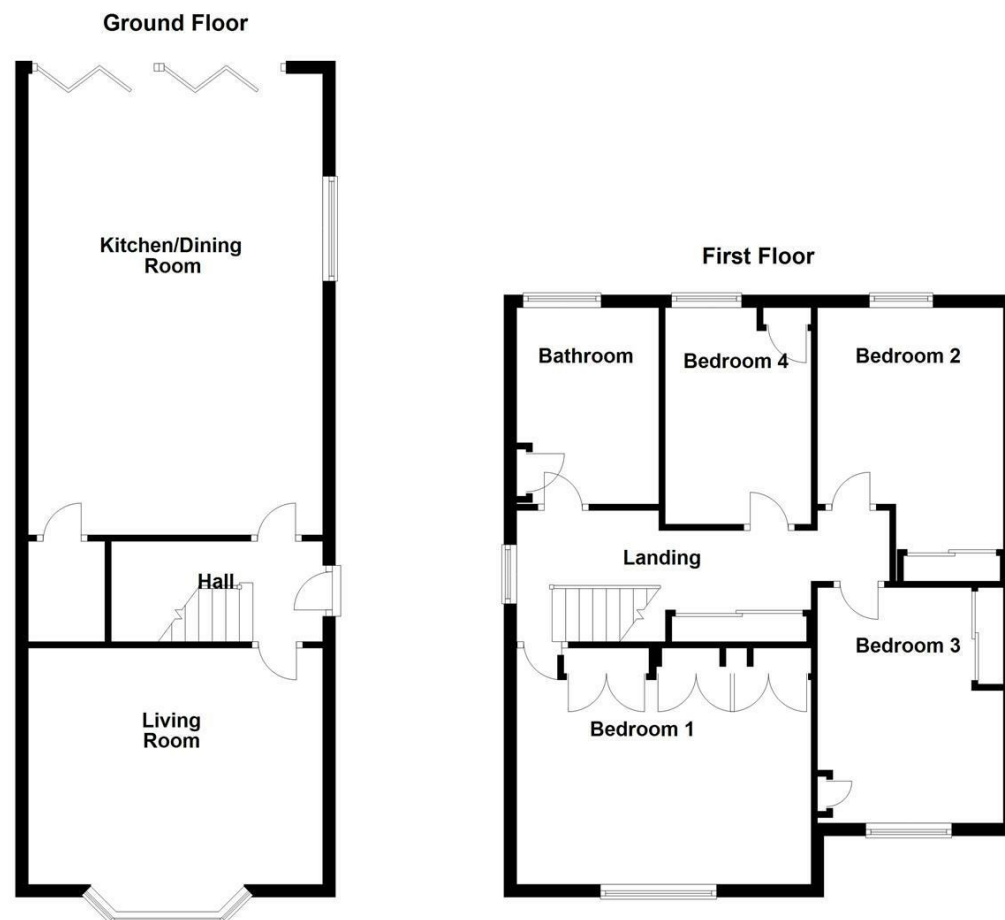




WAKEFIELD | **OSSETT** | **HORBURY**
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01924 899 870 | **01977 798 844**



Silverdene, 6 Palesides Avenue, Ossett, WF5 9NL

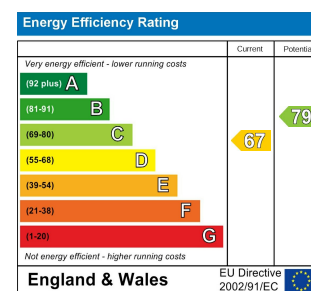
For Sale Freehold £375,000

Located centrally in Ossett is this superbly presented four bedroom detached property benefitting from extended kitchen, driveway parking and rear gardens.

The property briefly comprises of an entrance hall leading into the living room, extended kitchen with bi-folding doors to the rear. To the first floor landing there is access to four bedrooms and a four piece family bathroom/w.c. Externally to the front of the property there are easy to maintain lawns with driveway and car port. To the rear there are easy to maintain gardens which are lawned and has it's own BBQ and patio seating area.

Situated close to Ossett town centre, the property is ideally located for all local shops and amenities, including schools and a twice weekly market. The motorway links are only a short drive away for those looking to commute further afield for work.

Done a high standard and ready to move into, this property is superbly presented throughout and would make a superb family home. A viewing is highly recommended to appreciate all the accommodation on offer.



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.

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



ACCOMMODATION

ENTRANCE HALL

Doors leading through into living room and extended kitchen.

LIVING ROOM

15'1" x 12'2" [4.61m x 3.73m]

UPVC double glazed bay window to the front elevation, gas central heating radiator, grey wood effect flooring and original fireplace with wood surround. Door leading through to the inner hallway.



KITCHEN

16'0" x 23'11" [4.88m x 7.29m]

Bi-folding to the rear and floor to ceiling window to the side elevation. Modern fitted kitchen with an array of wall and base units for storage including floor to ceiling units. Integrated oven and microwave, fridge/freezer, dishwasher and washing machine. Integrated induction hob with cooker hood and mirrored splash back. Inset sink and drainer with boiler tap. Open fireplace with log

burner, under floor heating and spotlights to the ceiling. Built in storage larder underneath the stairs.

FIRST FLOOR LANDING

Gas central heating radiator and UPVC double glazed window to the side elevation. Access to one bedroom and family bathroom/w.c.

FURTHER LANDING AREA

Gas central heating radiator, fitted storage to one side and access to three further bedrooms.

BEDROOM ONE

15'1" x 12'3" [4.60m x 3.74m]

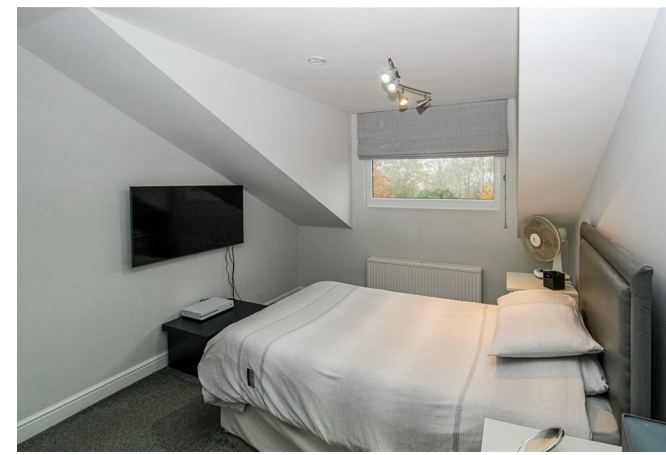
UPVC double glazed window to the front elevation, gas central heating radiator and fitted wardrobes along one side.



BEDROOM TWO

14'1" [max] x 10'0" [4.30m [max] x 3.07m]

UPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobe with sliding mirrored doors.



BEDROOM THREE

12'2" x 9'6" [3.71m x 2.91m]

UPVC double glazed window to the front elevation, gas central heating radiator, fitted storage to one side and built in desk.



BEDROOM FOUR

10'11" x 7'6" [3.35m x 2.30m]

Currently used a home gym. UPVC double glazed window to the rear elevation, gas central heating radiator and built in storage cupboard.

BATHROOM/W.C.

7'4" x 10'0" [2.24m x 3.05m]

UPVC double glazed frosted window to the rear elevation. Four piece suite comprising walk in double shower with waterfall feature shower head and wall mounted hand held shower. Freestanding bath with separate shower and mixer tap, vanity wash hand basin unit with mixer tap and low flush w.c. Chrome style ladder radiator with spotlights to the ceiling, built in storage cupboard and fully tiled walls and floor.



OUTSIDE

To the front of the property there is a driveway which is half covered under a car port with further driveway parking, gated entry and an easy to maintain lawn. To the rear there is a flagged patio seating area with a wood border with steps leading up to an easy to maintain lawn with a further bush and shrub border. Wood fencing surrounding three sides and an extension of the flagged patio area which leads to a covered seating area with BBQ area and sliding door leading through to a side storage shed which has UPVC door to side and shelving units for storage.



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.

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.