



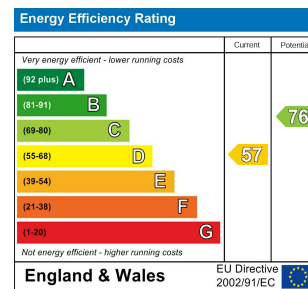
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01924 291 294

OSSETT
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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.

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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*

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Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

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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.



17 Birchen Avenue, Ossett, WF5 8HT

For Sale Freehold Offers In The Region Of £580,000

Positioned within generous size grounds with gardens to four sides is this substantial five bedroom detached property having been extended from the original design and incorporating the added benefit of granny/teenage annex with a two storey extension to the side.

The property briefly comprises of entrance porch, downstairs w.c., entrance hall, lounge/diner, study, kitchen, side hallway and rear porch. To the first floor landing there is access to three bedrooms, house bathroom and separate w.c. The property boasts an annex with hallway providing access to the living room, w.c., kitchen with pantry cupboard and garden room. Stairs to the first floor landing leads to two bedrooms and the bathroom/w.c. Outside the garden is mainly laid to lawn with planted features and borders. The property benefits from two driveways (one pebbled wrapping around the property and one concrete) providing off road parking for several vehicles. To the rear, the garden is laid to lawn with paved patio areas, perfect for outdoor dining, summerhouse and single detached garage.

Located in this sought after part of Ossett the property is well placed to local amenities including shops and good schools. Local bus routes are nearby, there is a twice weekly market and good access to the motorway network.

A full appraisal comes highly recommended to fully appreciate the accommodation on offer and would ideally suit the growing family or those looking to purchase with family relatives.



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ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed window behind entrance door, single pane window looking into the lounge/diner and door to downstairs w.c. Door into the entrance hall.

W.C.

6'9" x 4'0" [2.06m x 1.24m]
UPVC double glazed frosted window to the front, low flush w.c., wall mounted wash basin with mixer tap and space and plumbing for a washing machine. Single pane frosted window looking into the entrance hall.

ENTRANCE HALL

13'8" x 9'8" [4.19m x 2.97m]
Stairs to the first floor landing, doors into the study, kitchen and door into lounge/diner. Storage cupboard with sliding doors, central heating radiator and single pane frosted window looking into the downstairs w.c.

STUDY

13'9" x 7'5" [4.21m x 2.28m]
UPVC double glazed window to the front and central heating radiator.

LOUNGE/DINER

24'4" x 14'0" [max] x 9'4" [min] [7.43m x 4.27m [max] x 2.85m [min]]
UPVC double glazed windows the front, side and a set of UPVC double glazed French doors leading out to the rear garden. Coving to the ceiling, two central heating radiators and log burner with tiled hearth and wooden mantle.



KITCHEN

14'11" x 8'11" [4.55m x 2.72m]
Range of wall and base units with wooden work surface over, ceramic sink and drainer with mixer tap, space and plumbing for an under counter dishwasher, space and plumbing for a cooker and tiled splash back. Central heating radiator, two wooden double glazed windows to the rear and door leading to the side hallway.

HALLWAY

8'11" x 2'11" [2.72m x 0.9m]
Understairs area with space and plumbing for a fridge/freezer and door leading to a further rear porch. Double doors with glass panes leading to the annex hallway.

REAR PORCH

2'11" x 2'8" [0.9m x 0.83m]
Composite door with frosted glass pane leading to the rear garden.

FIRST FLOOR LANDING

Door leading to the landing of the annex and doors to three bedrooms, house bathroom and separate w.c.

BEDROOM ONE

12'0" x 14'1" [3.66m x 4.31m]
Central heating radiator, UPVC double glazed windows to the rear and ceramic sink built into unit with mixer tap and tiled splash back.



BEDROOM TWO

12'1" x 13'11" [3.69m x 4.26m]
Wooden double glazed window to the front, UPVC double glazed window to the side, central heating radiator and set of fitted wardrobes.

BEDROOM THREE

13'9" x 8'4" [4.2m x 2.55m]
Central heating radiator, wooden double glazed window to the front and ceramic sink built into storage unit with mixer tap and tiled splash back.

BATHROOM

5'11" x 8'3" [1.81m x 2.52m]
Wooden double glazed frosted window to the rear, loft access, chrome ladder style radiator, P-shaped bath with mixer tap, overhead electric shower and glass shower screen. Wash basin built into storage unit with mixer tap and further storage units. Fully tiled walls.



W.C.

2'11" x 6'0" [0.9m x 1.83m]
Low flush w.c., wall mounted wash basin with mixer tap and wooden double glazed frosted window to the rear.

ANNEX HALLWAY

Central heating radiator, coving to the ceiling and stairs providing access to the first floor landing for the annex. Doors to the living room, w.c. and kitchen.

ANNEX LIVING ROOM

13'10" x 14'11" [4.23m x 4.56m]
Two central heating radiator, UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear, decorative panelling and gas fire with tiled hearth, surround and wooden mantle.

ANNEX W.C.

3'6" x 3'6" [1.08m x 1.09m]
Low flush w.c. and wall mounted wash basin with mixer tap and tiled splash back.

ANNEX KITCHEN

9'3" x 10'7" [max] x 7'7" [min] [2.83m x 3.24m [max] x 2.32m [min]]
Range of wall and base units with laminate work surface over, tiled splash back and ceramic sink and drainer with mixer tap, integrated four ring gas hob, integrated oven and integrated dishwasher. Space and plumbing for an under counter fridge/freezer, central heating radiator, LED ceiling spotlights, UPVC double glazed window and opening into garden room and door to understairs pantry cupboard.



ANNEX GARDEN ROOM

18'3" x 8'11" [5.57m x 2.73m]
UPVC double glazed windows to the front, side and rear. Set of UPVC double glazed French

doors leading to the rear garden, two central heating radiators, two Velux skylights and composite door with glass pane leading to the front. Space and plumbing for an under counter fridge/freezer.

ANNEX FIRST FLOOR LANDING

UPVC double glazed window to the front and doors leading to two annex bedrooms, bathroom and main house first floor landing.

ANNEX BEDROOM ONE

13'10" x 12'0" [4.24m x 3.67m]
Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling. Wall mounted wash basin with mixer tap.

ANNEX BEDROOM TWO

9'0" x 7'8" [2.76m x 2.36m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and set of fitted wardrobes.

ANNEX BATHROOM/W.C.

10'9" x 6'7" [3.3m x 2.02m]
UPVC double glazed frosted window to the side, low flush w.c., bidet, ceramic wash basin built into storage unit with mixer tap, bath and separate tiled shower cubicle with glass shower screen and electric shower. Half tiled walls, central heating radiator and fitted storage cupboards.

OUTSIDE

To the front of the property there is a pebbled driveway and a concrete driveway providing off road parking for several vehicles. The attractive garden is laid to lawn with planted features and borders, surrounded by hedging and timber fencing. The garden wraps around either side of the property to the rear with lawn, fruit trees and planted features. To the rear, there's a paved patio area, perfect for outdoor dining and entertaining, summerhouse with power and light and single detached garage, which was originally a stable and has original tiled roof, electricity supply and a further pebbled driveway providing additional off road parking. The spacious garden is fully enclosed by hedging and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.