



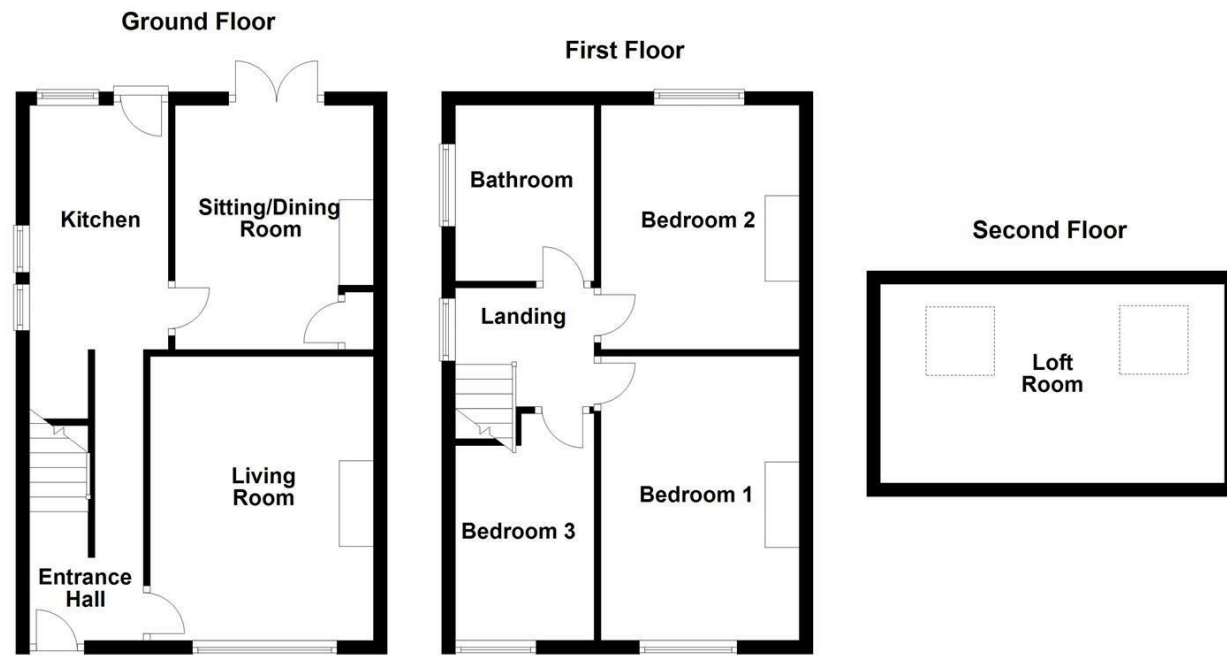
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01924 291 294

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## 14 Moorlands Avenue, Ossett, WF5 9PR

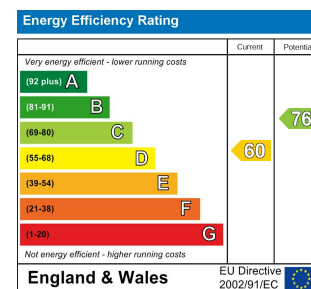
For Sale Freehold £180,000

A fantastic opportunity to purchase this three bedroom semi detached house benefitting from modern house bathroom, two reception rooms, ample off road parking and attractive rear garden.

The property fully comprises of entrance hall, living room, kitchen and sitting/dining room. The first floor landing leads to three bedrooms and the four piece suite house bathroom/w.c. A staircase ladder leads up to the occasional loft room. Outside to the front there are double cast iron gates providing access onto a tarmac driveway providing off road parking with steps leading to the front door. A tarmac pathway runs down the side of the property through a timber gate accessing the rear garden. Within the rear garden there are two paved seating areas with pleasant lawned garden, a pear tree, two timber sheds and outbuilding.

The property is within walking distance to the local amenities and schools located within the sought after area of Ossett with main bus routes running to and from Wakefield, Dewsbury, Bradford and Leeds. There is great access to the M1 motorway, perfect for those 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.



### 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\*

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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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#### ACCOMMODATION

##### ENTRANCE HALL

Laminate flooring, central heating radiator, half timber clad walls with dado rail, staircase to the first floor landing, an archway leading into the kitchen and door into the living room.

##### LIVING ROOM

10'9" x 13'8" (3.29m x 4.18m)

Coving to the ceiling, dado rail, living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. UPVC double glazed window overlooking the front aspect and central heating radiator.



##### KITCHEN

11'8" x 6'7" (3.57m x 2.03m)

Range of wall and base units with laminate work surface over and tiled splash back above. Space and plumbing for a dishwasher, space and plumbing for a washing machine, integrated oven and

grill with four ring gas hob and space for a freestanding fridge/freezer. UPVC double glazed frosted windows to the side aspect with further window to the rear aspect, strip lighting, coving to the ceiling, laminate flooring, UPVC door to the rear garden. Door to te sitting/dining room and an opening providing access to the understairs storage cupboard.

##### SITTING/DINING ROOM

11'8" x 9'6" (3.57m x 2.92m)

Laminate flooring, dado rail, central heating radiator, cast iron multi fuel burner inset onto a marble hearth with marble matching interior and wooden decorative surround. A set of UPVC double glazed French doors leading to the rear garden and built in storage cupboard to the right of the chimney breast.



##### FIRST FLOOR LANDING

Ladder staircase leading to the occasional loft room, UPVC double glazed window to the side elevation, half timber clad walls with dado rail and doors providing access to three bedrooms and the house bathroom.

##### BATHROOM/W.C.

8'5" x 5'6" (2.57m x 1.68m)

Four piece suite comprising freestanding roll top bath with claw feet, mixer tap and shower attachment, pedestal wash basin with two taps, low flush w.c. and enclosed shower cubicle with electric shower and glass door. Extractor fan, fully tiled walls, UPVC double glazed frosted window overlooking the side elevation and chrome ladder style radiator.



##### BEDROOM ONE

10'8" x 13'7" (3.26m x 4.16m)

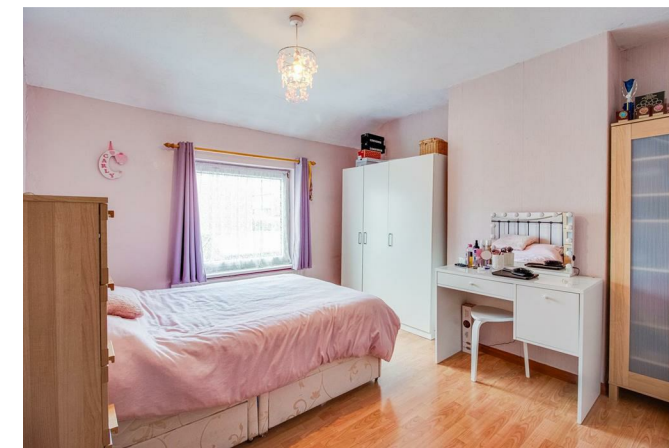
UPVC double glazed window overlooking the front elevation, central heating radiator and ceiling fan.



##### BEDROOM TWO

10'8" x 8'5" (3.26m x 2.58m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



##### BEDROOM THREE

10'5" (max) x 6'11" (min) x 5'8" (3.20m (max) x 2.12m (min) x 1.73m)

UPVC double glazed window overlooking the front elevation and central heating radiator.

##### LOFT ROOM

15'10" x 9'6" (4.84m x 2.90m)

Pitch sloping ceiling, timber cladding to the ceiling, two timber double glazed velux windows to the rear aspect, central heating radiator and power and light within.

##### OUTSIDE

To the front of the property there is a cast iron double gate providing access onto a tarmac driveway with steps leading to the front door and a tarmac pathway running down the side through a timber gate accessing the rear garden. Within the rear garden there is a pleasant lawn, pear tree, two paved seating areas, two timber sheds, privet hedges bordering and outbuilding with timber door.



##### COUNCIL TAX BAND

The council tax band for this property is A.

##### 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.