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01924 266 555

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19 Bretby Avenue, Ossett, WF5 9UB

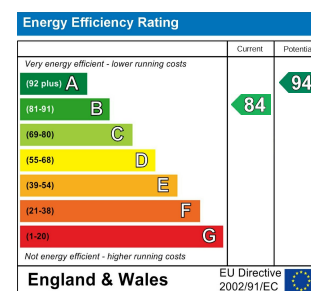
For Sale Freehold £285,000

Situated on this modern development close to Ossett town centre is this superbly presented four bedroom semi detached property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., kitchen/diner and living room. The first floor landing leads to three bedrooms and the family bathroom/w.c. A further set of stairs leads to the second floor which leads to the principal bedroom boasting en suite shower room/w.c. Externally to the front is a low maintenance pebbled garden. Whilst to the rear is an Indian stone paved patio and lawn with driveway parking to side with ample space for two/three cars.

Situated close to Ossett town centre the property is ideally located for all local shops and amenities including local schools. The motorway network is only a short distance away, perfect for those looking to commute further afield for work.

Superbly presented throughout this property would make a fantastic family home and a viewing is highly recommended.



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



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ACCOMMODATION

ENTRANCE HALL

Access to downstairs w.c., kitchen/diner and living room. Staircase to the first floor landing, built in storage under the stairs and central heating radiator.

KITCHEN/DINER

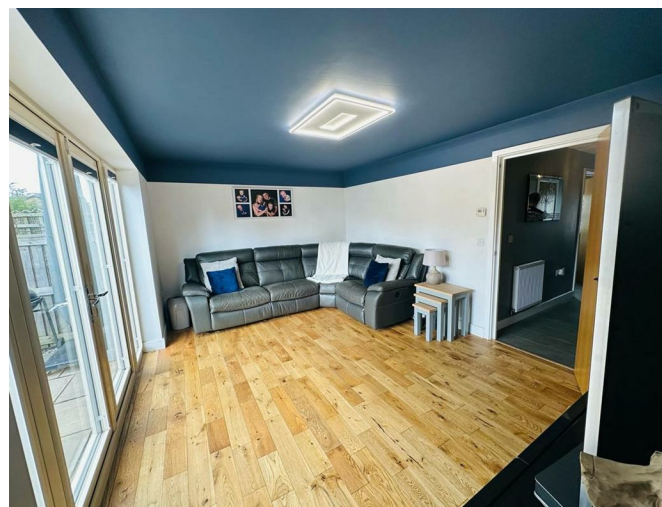
15'5" x 9'3" [4.72m x 2.84m]

Fitted kitchen with an array of wall and base units with laminate work tops, integrated oven, integrated Neff induction hob with stainless steel splash back and cooker hood. Space for a fridge/freezer, space for a washing machine and space for a dishwasher. Stainless steel sink and drainer with mixer tap and partial tiled splash back. UPVC double glazed window to the front elevation, central heating radiator.

LIVING ROOM

16'3" x 10'9" [4.96m x 3.29m]

French doors to the rear elevation with double glazed windows to either side, central heating radiator, solid hardwood flooring and air conditioning unit.



W.C.

6'0" x 2'11" [1.84m x 0.91m]

Two piece suite comprising low flush w.c. and wash hand basin with mixer tap and tiled splash back. Central heating radiator.

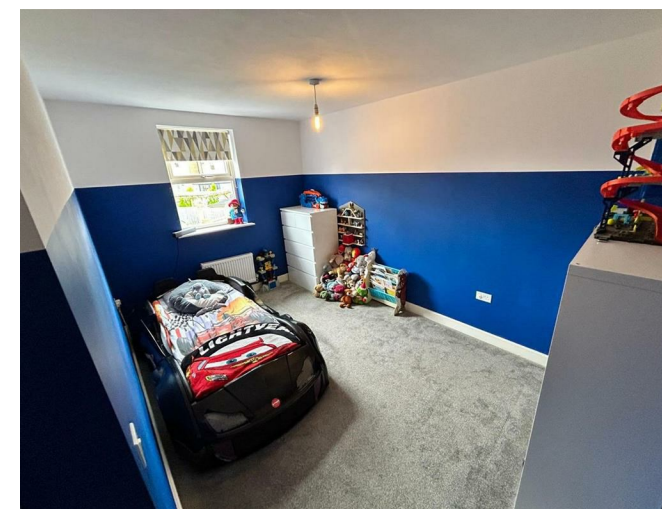
FIRST FLOOR LANDING

Access to three bedrooms and family bathroom. Built in storage cupboard housing the water tank.

BEDROOM TWO

13'8" x 8'11" [4.17m x 2.73m]

Glow in the dark ceiling, UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

8'7" x 9'0" [2.64m x 2.75m]

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

BEDROOM FOUR

7'4" x 7'0" [2.24m x 2.15m]

UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

7'4" x 6'1" [2.25m x 1.87m]

UPVC double glazed frosted window to the front elevation, central heating radiator. Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Extractor to the ceiling, fully tiled over the shower and bath.

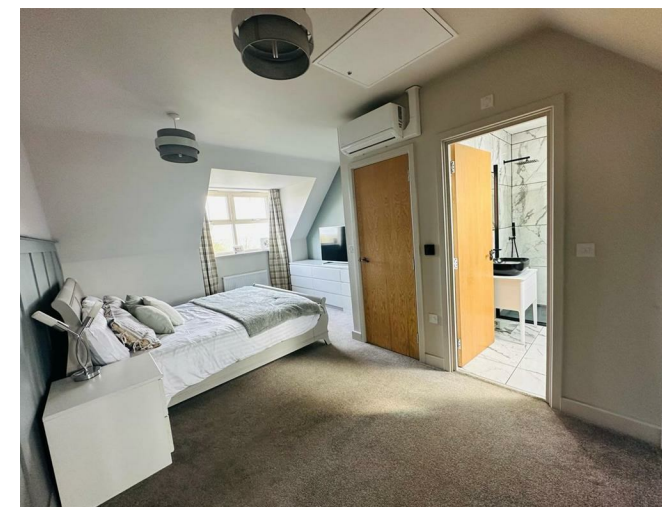
SECOND FLOOR LANDING

Central heating radiator and access to bedroom one.

BEDROOM ONE

19'6" including wardrobe space x 9'0" [5.96m including wardrobe space x 2.76m]

UPVC double glazed window to the front elevation, air conditioning unit, two central heating radiators, built in wardrobes with sliding mirrored doors and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'6" x 6'5" [2.31m x 1.97m]

Velux window to the rear, double walk in shower cubicle with inset shower and separate hand held shower attachment, vanity wash

hand basin with mixer tap, low flush w.c. and black ladder style radiator. Spotlights to the ceiling and fully tiled walls and floor with underfloor heating.



OUTSIDE

To the front is a low maintenance pebbled garden. To the rear there is flagged patio seating with electric power point leading to a lawn surrounded by brick wall and fence. There is space for a storage shed above decking and side gated entrance to the driveway to the side with ample space for two/three cars.



PLEASE NOTE

Please note there is an Estate Management charge payable every February and October. The cost is approximately £74 twice per year.

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.