



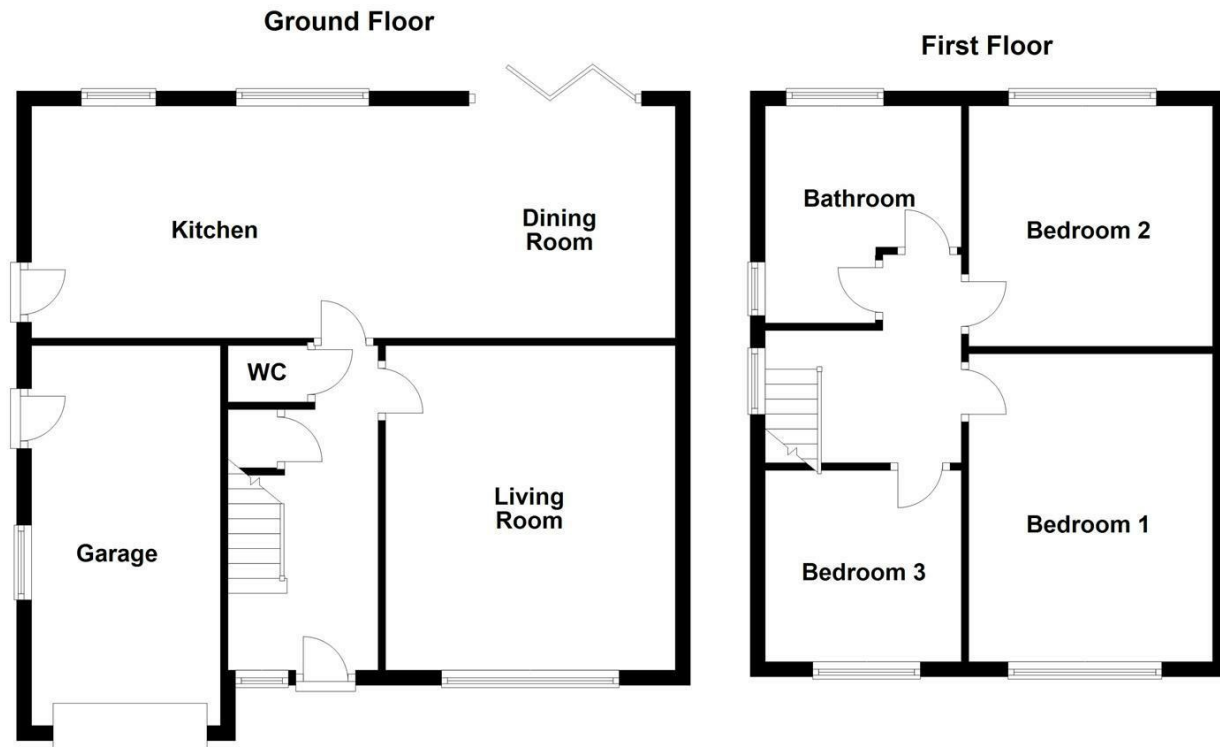
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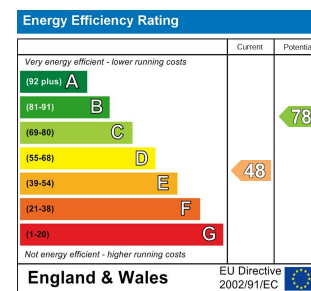
8 Fairfield Gardens, Ossett, WF5 0LX

For Sale Freehold £375,000

A deceptively spacious three double bed roomed detached family home that has been painstakingly refurbished and is now presented to an excellent standard with the most enviable living dining kitchen.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that has a guest cloakroom off to the side. The living room is of good proportions and overlooks the front of the property, whilst spanning the rear of the whole house is an enviable living dining kitchen fitted to an excellent standard and having bi-folding doors out to the back garden. To the first floor there are two double bedrooms plus a further oversized single bedroom, all served by a bathroom that has been re-fitted to a particularly highly standard. Outside, the property stands in low maintenance gardens to both the front and rear with ample off street parking, an integral garage and a good degree of privacy.

The property is situated in this well regarded cul-de-sac in this sought after residential area of Ossett. Ossett itself offers a good range of local shops, schools and recreational facilities, with a broader range of amenities being available in the nearby city centre of Wakefield. The national motorway network is also readily accessible.



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

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*your home may be repossessed if you do not keep up repayments on your mortgage

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ACCOMMODATION

RECEPTION HALL

14'5" x 6'6" [4.4m x 2.0m]

UPVC front entrance door with glazed side screen, wood effect laminate flooring, central heating radiator and stairs to the first floor with useful understairs cupboard.

GUEST CLOAKROOM

3'7" x 2'11" [1.1m x 0.9m]

Fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin with cupboard under. Chrome ladder style heated towel rail, brick set tiled wall and extractor fan.

LIVING ROOM

14'5" x 12'9" [4.4m x 3.9m]

Large window to the front and central heating radiator.



LIVING DINING KITCHEN

28'6" x 10'5" [8.7m x 3.2m]

A fantastic family room forming the practical hub of this lovely home. The kitchen area features a range of contemporary style fitted units with laminate work tops and upstands incorporating composite sink unit. Provision for a Range style cooker with matching laminates and glazed splash back with filter hood over. Space and plumbing for a washing machine, space for a side-by-side American style fridge/freezer and integrated dishwasher. Matching breakfast bar and two windows overlooking the back garden and external door to the side. To the dining area: bi-folding doors out to the back garden, double central heating radiator and provision for a wall mounted television.



FIRST FLOOR LANDING

Central landing with frosted window to the side and loft access hatch.

BEDROOM ONE

13'5" x 10'5" [4.1m x 3.2m]

A fine sized double bedroom with window to the front and central heating radiator.



BEDROOM TWO

11'1" x 10'5" [3.4m x 3.2m]

A good sized second double bedroom with window to the rear taking full advantage of the views across the gardens and playing fields beyond. Central heating radiator.



BEDROOM THREE

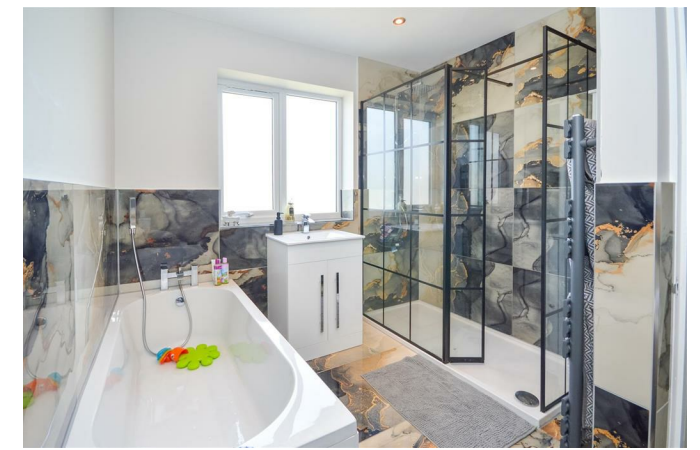
8'10" x 8'6" [max] [2.7m x 2.6m [max]]

Window to the front and central heating radiator.

BATHROOM/W.C.

10'2" x 8'6" [max] [3.1m x 2.6m [max]]

A characterful L-shaped room that has been thoughtfully planned to incorporate a four piece contemporary style suite comprising long bath with shower attachment over, separate shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. Feature marbled tiling, heated towel rail, frosted window to the rear and extractor fan.



OUTSIDE

To the front the property has a good sized garden that is paved and landscaped for low maintenance and to provide ample off street parking. A tall hedge provides a good degree of privacy and the driveway leads to the integral single garage. To the rear of the house there is a further garden, again designed for low maintenance with paved and gravelled areas, as well as a decked sitting area and greenhouse. The back garden also has tall boundary hedge for privacy.



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.