



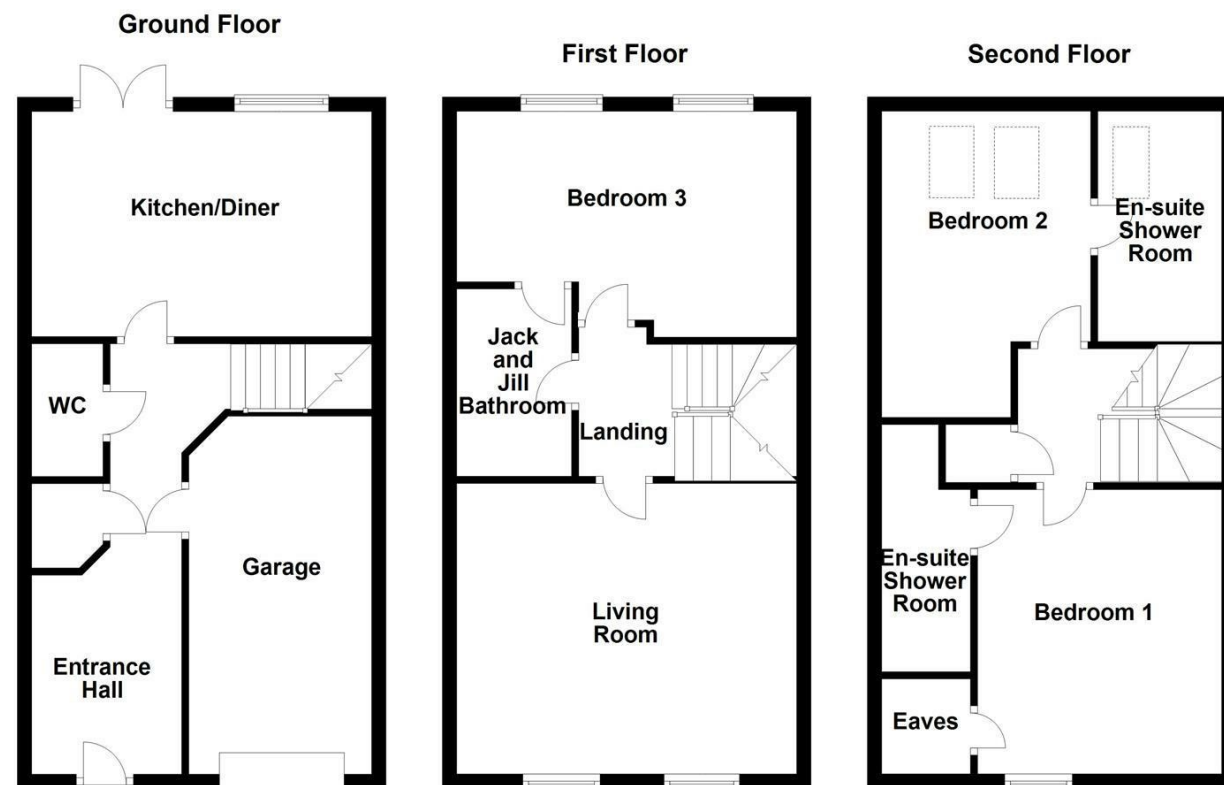
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## 20 Sunnydale Gardens, Ossett, WF5 0AF

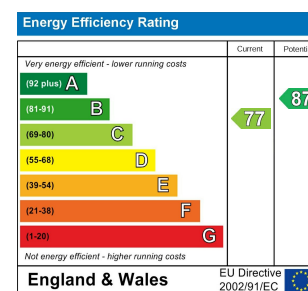
For Sale Freehold £300,000

Situated in this modern development in the sought after location of Ossett is this three bedroom mid town house with accommodation spanning over three floors. The property benefits from three good size double bedrooms, two of which have en suite shower rooms. An attractive enclosed rear garden, ample off road parking furthered by a garage and this property is not one to be missed.

The accommodation fully comprises entrance hall, downstairs w.c., garage and kitchen diner. To the first floor there is the living room, bedroom three and Jack & Jill style bathroom, which is also connected to bedroom three. To the second floor there is loft access as well as two bedrooms both with en suite shower room/w.c. To the front of the property there is a tarmac driveway providing off road parking for two vehicles leading to the single integral garage with manual up and over door, power and light. The rear garden is tiered, which is low maintenance incorporating artificial lawn with slate and pebbled areas. Paved patio area ideal for outdoor dining and entertaining and is enclosed.

This property would make an ideal purchase for a range of buyers looking in the Ossett area, it is ideally located for shops and schools, which can be found within walking distance especially within Ossett town centre itself. Ossett is close by to a fantastic motorway network for those who look to travel for work and is on local bus routes to and from neighbouring towns and cities such as Dewsbury and Wakefield.

Only a full internal inspection will truly show what is to offer at this quality home and so an early viewing comes highly advised to avoid disappointment.



### 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

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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



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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed front door with frosted glass panes leading into the entrance hall. Central heating radiator, coving to the ceiling, staircase providing access to the first floor landing, fitted storage cupboards and doors leading to a further storage cupboard, downstairs w.c., garage and the kitchen diner.

##### GARAGE

17'1" x 8'2" [5.22m x 2.49m]  
Power and light, manual up and over door, space for a tumble dryer.

##### DOWNSTAIRS W.C.

3'3" x 6'2" [1m x 1.88m]  
Central heating radiator, spotlights to the ceiling, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splashback.

##### DINING KITCHEN

10'4" x 15'7" [3.16m x 4.75m]  
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, spotlighting to the ceiling, coving to the ceiling, central heating radiator, range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob, stainless steel extractor hood over, integrated oven, space for a fridge freezer, plumbing for a dishwasher, plumbing for washing machine.



#### FIRST FLOOR LANDING

Central heating radiator, door to the living room, bedroom three and to the Jack and Jill style bathroom/w.c. Access to the second floor landing.

##### LIVING ROOM

13'5" x 15'5" [4.09m x 4.7m]  
Two UPVC double glazed windows to the front, coving to the ceiling, two central heating radiators.



##### BEDROOM THREE

10'5" x 15'8" max x 5'8" min [3.18m x 4.79m max x 1.75m min]  
Two UPVC double glazed windows to the rear, door to the Jack and Jill style bathroom/w.c. Coving to the ceiling, central heating radiator.



##### JACK & JILL STYLE BATHROOM/W.C.

7'5" x 5'3" [2.28m x 1.62m]  
Spotlights to the ceiling, extractor fan, ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap.

##### SECOND FLOOR LANDING

Loft access, door to the boiler cupboard with Potterton boiler. Doors to the bedrooms.

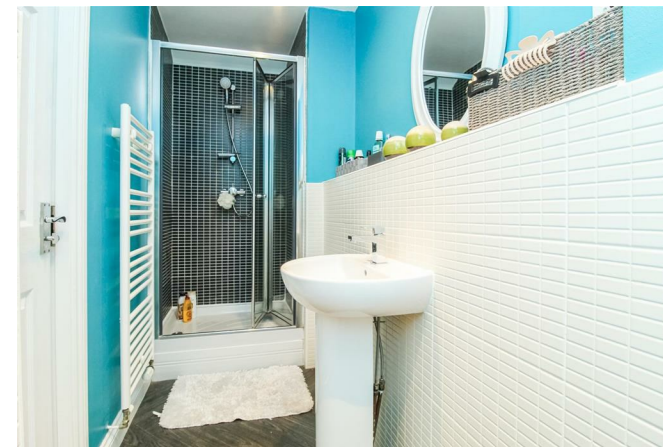
##### BEDROOM ONE

13'7" x 11'2" [4.15m x 3.42m]  
Storage into the eaves, UPVC double glazed window to the front, central heating radiator, door to the en suite shower room/w.c.



##### EN SUITE SHOWER ROOM/W.C.

4'2" x 11'1" max x 5'6" min [1.29m x 3.38m max x 1.7m min]  
Spotlighting to the ceiling, extractor fan, ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with mains fed shower head attachment and shower screen. Partially tiled.



##### BEDROOM TWO

9'7" x 13'8" max x 11'4" min [2.94m x 4.19m max x 3.46m min]  
Two Velux skylights, central heating radiator, door leading through to the en suite shower room/w.c.

##### EN SUITE SHOWER ROOM/W.C.

5'0" x 10'9" [1.54m x 3.28m]  
Velux skylight, ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with mains fed shower head attachment and shower screen. Extractor fan, partial tiling.

##### OUTSIDE

Tarmac driveway providing off road parking for two vehicles leading to the single integral garage with up and over door, power and light. Tarmac pathway leading to the front door. The rear garden is tiered, which incorporates artificial lawn, very low maintenance with a paved patio area perfect for outdoor dining and entertaining purposes. Railway sleeper borders throughout and slate borders. The garden is fully enclosed by fencing.



##### COUNCIL TAX BAND

The council tax band for this property is D

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### 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.