

WAKEFIELD
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OSSETT
01924 266 555

HORBURY
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NORMANTON
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PONTEFRAC T & CASTLEFORD
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19 Sunnydale Park, Ossett, WF5 0RL

For Sale Freehold Fixed Asking Price £240,000

Occupying a corner plot position is this well maintained and extended spacious three bedroom semi detached home benefiting from UPVC double glazing and gas central heating with new boiler (with a 5 year guarantee).

The accommodation fully comprises entrance porch, entrance hall, lounge, separate dining room, extended kitchen, wet room/w.c. To the first floor there are three well proportioned bedrooms and the main house bathroom/w.c. Outside there are lawned gardens to the front and rear, a driveway at the side providing off road parking leading to the detached garage.

Situated in the popular part of Ossett the property is well placed to local amenities including shops and schools. There are local bus routes nearby and there is good access to the motorway network.

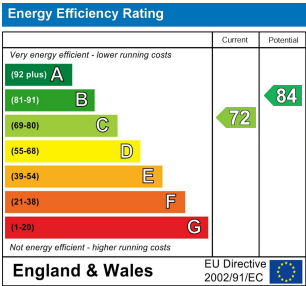
Offered for sale with no chain involved and vacant possession, an ideal home for the first time buyer, young couple or family looking to gain access onto the property market.

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



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.



ACCOMMODATION

ENTRANCE PORCH

UPVC entrance door with frosted windows to either side, single glazed stained window looking into the lounge, door into the entrance hall and a stained leaded window looking into the same.

ENTRANCE HALL

Radiator, stairs to the first floor landing, coving to the ceiling, doors to the lounge dining room, understairs storage and wet room/w.c.

LOUNGE

12'2" x 14'3" [3.72m x 4.35m]
UPVC double glazed window to the front, single glazed window to the side looking into the porch, radiator, coving to the ceiling, gas fire with stone surround and wooden mantle with tiled hearth. Radiator, coving to the ceiling.



WET ROOM/W.C.

6'1" x 6'4" [1.86m x 1.94m]
Electric shower, integrated floor shower tray, low flush w.c., wash basin, heated chrome towel radiator, tiled walls, storage cupboard, UPVC double glazed frosted window to the side.



DINING ROOM

10'4" x 15'9" max x 12'7" min [3.16m x 4.82m max x 3.86m min]
Radiator, UPVC double glazed window to the rear, coving to the ceiling and gas fire. Double doors leading through to the extended kitchen.



KITCHEN

11'9" x 9'1" [3.59m x 2.78m]
A range of wall and base units with work surface over incorporating 1 1/2 sink and drainer, plumbing for washing machine, spaces for under counter fridge and freezer, integrated grill and oven, four ring gas hob with filter hood over, tiled walls, UPVC double glazed window to the rear and frosted UPVC double glazed window to the side, UPVC stable door to the side, tiled effect flooring, radiator.



FIRST FLOOR LANDING

Coving to the ceiling, loft access, UPVC double glazed frosted window to the side, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

14'2" x 10'9" max [4.33m x 3.30m max]
UPVC double glazed window to the front, radiator, coving to the ceiling and a range of fitted wardrobes.



BEDROOM TWO

10'5" x 12'7" max x 11'8" min [3.18m x 3.84m max x 3.57m min]
Airing cupboard, UPVC double glazed window to the rear, radiator, coving to the ceiling.

BEDROOM THREE

11'3" x 7'3" [3.45m x 2.22m]
UPVC double glazed window to the front, radiator, coving to the ceiling, small bullhead over the stairs.

BATHROOM/W.C.

6'7" x 5'8" [2.03m x 1.74m]
Mixer shower over the panelled bath, low flush w.c.. wash basin over pedestal, tiled walls, UPVC double glazed frosted window to the rear, radiator, tiled effect vinyl flooring.

OUTSIDE

Lawned garden to the front with plants, trees and shrubs bordering,. Block paved driveway to the side providing off street parking leading to detached brick built garage with power and lighting, up and over door and side entrance door, tool shed, lawned garden to the rear incorporating flagged patio area and greenhouse with power.

PLEASE NOTE

Please be advised the property has suffered from subsidence resulting from clay shrinkage, however all repairs and works have been carried out and further information is available at our Ossett office.

COUNCIL TAX BAND

The council tax band for this property is C

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.