



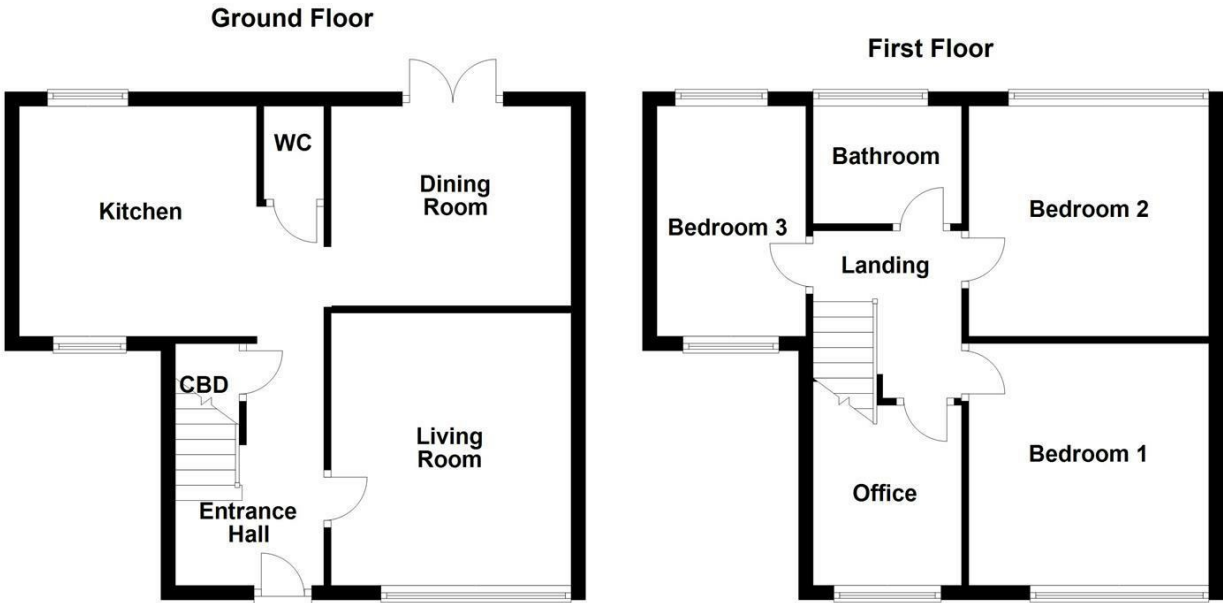
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



3 Southdale Road, Ossett, WF5 8AZ

For Sale Freehold £290,000

A fantastic opportunity to purchase this extended three bedroom semi detached property benefitting from well appointed accommodation with office room, off road parking and gardens to the front and rear.

The property briefly comprises of entrance hall, living room, sitting/dining room, downstairs w.c. and kitchen. The first floor landing leads to three bedrooms, office and house bathroom/w.c. Outside to the front, gated access provides access to steps leading down to a lawned garden with paved seating area to the side. To the rear is a timber decked patio area with block paved patio below and double gated access to a driveway providing off road parking and single detached garage.

Situated in the heart of the traditional town of Ossett, this property enjoys excellent local amenities in the town centre itself. As well as the very popular Ossett cricket club. There are fantastic transport links from the town centre and for commuters, the M1 and M62 motorway are within easy access.

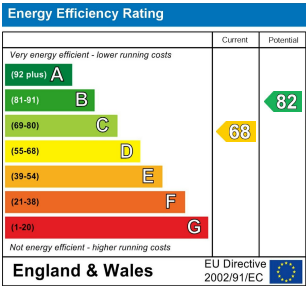
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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*

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 HALL

Composite front entrance door, laminate flooring, central heating radiator, inset spotlights to the ceiling, stairs to the first floor landing with understairs storage cupboard and doors to the living room and downstairs w.c.. An opening to the dining room and kitchen.

LIVING ROOM

10'11" x 12'5" [3.33m x 3.80m]

Inset spotlights to the ceiling, central heating radiator and UPVC double glazed window overlooking the front aspect.



SITTING/DINING ROOM

10'9" x 9'1" [3.29m x 2.78m]

UPVC double glazed French doors to the rear garden, laminate flooring and central heating radiator.



W.C.

Two piece suite comprising low flush w.c. and vanity wash basin with chrome mixer tap and tiled splash back. Chrome ladder style radiator, laminate flooring, inset spotlights to the ceiling and wall mounted extractor fan.

KITCHEN

10'9" [min] x 13'10" [max] x 10'4" [3.29m [min] x 4.23m [max] x 3.15m]

Range of wall and base high gloss units with laminate work surface over and tiled splash back, stainless steel sink and drainer with swan neck mixer tap, plumbing for a washing machine, space for a dishwasher, space for a fridge/freezer, integrated oven and grill with four ceramic hobs with cooker hood over. UPVC double glazed windows to the front and rear, laminate flooring, inset spotlights to the ceiling and large pantry cupboard.

FIRST FLOOR LANDING

Doors to three bedrooms, office and the house bathroom. Loft access with bi-folding wooden staircase ladder.

BEDROOM ONE

10'10" x 11'2" [3.31m x 3.41m]

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



BEDROOM TWO

10'9" x 10'7" [3.30m x 3.23m]

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



BEDROOM THREE

6'3" x 10'6" [1.91m x 3.21m]

UPVC double glazed windows to the front and rear elevation, central heating radiator.



OFFICE

8'3" x 6'9" [2.54m x 2.08m]

UPVC double glazed window overlooking the front elevation, central heating radiator and fixed shelving over the bulkhead of the stairs.

BATHROOM/W.C.

5'3" x 6'6" [1.61m x 2.0m]

Three piece suite comprising panelled bath with mixer tap and shower over, vanity wash hand basin with mixer tap and low flush w.c. Fully tiled walls, ladder style radiator, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property is on street parking with a cast iron gate with steps leading down to a concrete pathway and enclosed lawned front garden. There is a paved seating area to the side and to the rear is a timber decked patio area, perfect for entertaining and purposes with a block paved patio below. Double timber gates provide access onto a block paved driveway providing off road parking, as well as a single detached garage with manual up and over door.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The property's fantastic location is within walking distance to Ossett, great schools for all ages, and easy access to the M1, as well as its privacy with a south-facing front garden set down from the street, secure off street parking, a large garage, a fully boarded and insulated loft, and the potential for future extensions, all complemented by wonderful neighbours, making it ideal for families. "

COUNCIL TAX BAND

The council tax band for this property is C.

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.