



WAKEFIELD
01924 291 294

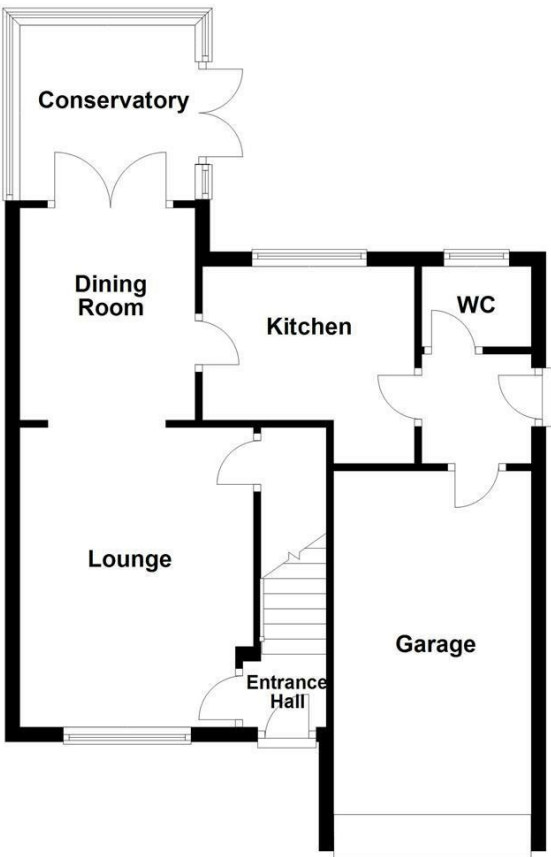
OSSETT
01924 266 555

HORBURY
01924 260 022

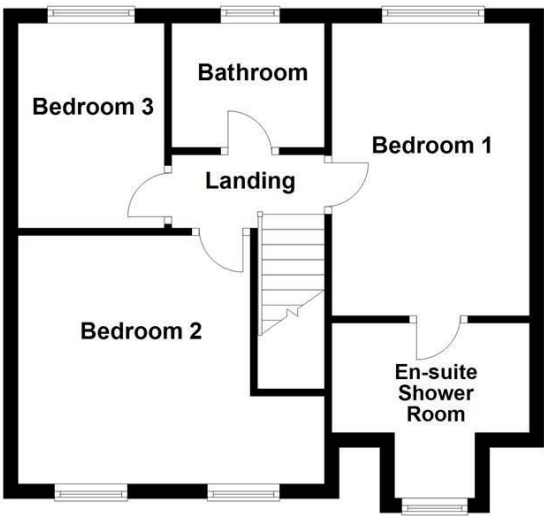
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

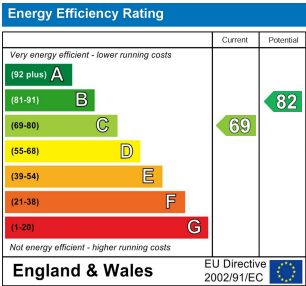


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



21 Mayfield Gardens, Ossett, WF5 9PW
For Sale Freehold £265,000

Superbly appointed throughout and enjoying a pleasant cul-de-sac position is this deceptively spacious three bedroom detached family home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, dining room, conservatory, modern kitchen, side lobby, downstairs w.c. and integral garage. The first floor landing leads to three well proportioned bedrooms (two of which are large doubles with en suite shower room to bedroom one) and main house bathroom. Outside, lawned garden to the front and driveway leading to the integral garage. To the rear is a lawned garden and timber decked patio areas enjoying a good degree of privacy.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network, perfect for those looking to travel further afield.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, radiator, laminate floor, stairs to the first floor landing and doors to the lounge.

LOUNGE

13'5" x 10'3" [4.09m x 3.14m]

Understairs storage, two radiators, laminate floor, UPVC double glazed window to the front, coving to the ceiling and archway into the dining room.



DINING ROOM

9'4" x 7'8" [2.87m x 2.34m]

Radiator, coving to the ceiling, dado rail, laminate floor, UPVC double glazed French doors to the conservatory and door to the kitchen.



CONSERVATORY

11'3" x 8'5" [3.45m x 2.58m]

Fully UPVC double glazed on a brick built base with French doors to the side, radiator and laminate floor.



KITCHEN

9'5" x 9'0" [max] [2.88m x 2.76m [max]]

Range of modern wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, space for a dishwasher, integrated oven and grill with four ring stainless steel gas hob and filter hood. Radiator, UPVC double glazed window to the rear, coving to the ceiling and door to the rear lobby.

SIDE LOBBY

Space for fridge/freezer, UPVC side door, radiator, tiled floor and doors to the garage and downstairs w.c.

W.C.

4'10" x 3'8" [1.49m x 1.14m]

Low flush w.c., wash basin with vanity cupboards, tiled effect floor, coving to the ceiling, radiator and UPVC double glazed frosted window to the rear.

GARAGE

Plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access with drop down ladder and doors to three bedrooms and bathroom.

BEDROOM ONE

8'9" x 12'11" [2.69m x 3.95m]

UPVC double glazed window to the rear, radiator and door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'8" [max] x 4'9" [min] x 8'0" [2.36m [max] x 1.45m [min] x 2.44m]

Low flush w.c., shower cubicle with mixer shower and wash basin with vanity drawers and cupboards either side. UPVC double glazed frosted window to the front, tiled effect floor and heated chrome towel radiator.

BEDROOM TWO

10'4" [min] x 13'5" [max] x 11'3" [3.16m [min] x 4.11m [max] x 3.43m]

UPVC double glazed windows to the front, radiator, coving to the ceiling and door to storage cupboard.



BEDROOM THREE

7'5" [max] x 6'8" [min] x 9'6" [2.27m [max] x 2.04m [min] x 2.9m]

UPVC double glazed window to the rear, radiator and coving to the ceiling.

BATHROOM/W.C.

5'6" x 6'4" [1.69m x 1.95m]

Contemporary three piece suite comprising low flush w.c., wash basin with vanity

cupboards and ceramic tiled bath. Fully tiled walls, wood effect floor, heated chrome towel radiator, recess ceiling spotlights and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front is a lawned garden and driveway providing off street parking leading to the integral garage. To the rear is a lawned garden enjoying a good degree of privacy incorporating timber decked patio areas.



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.