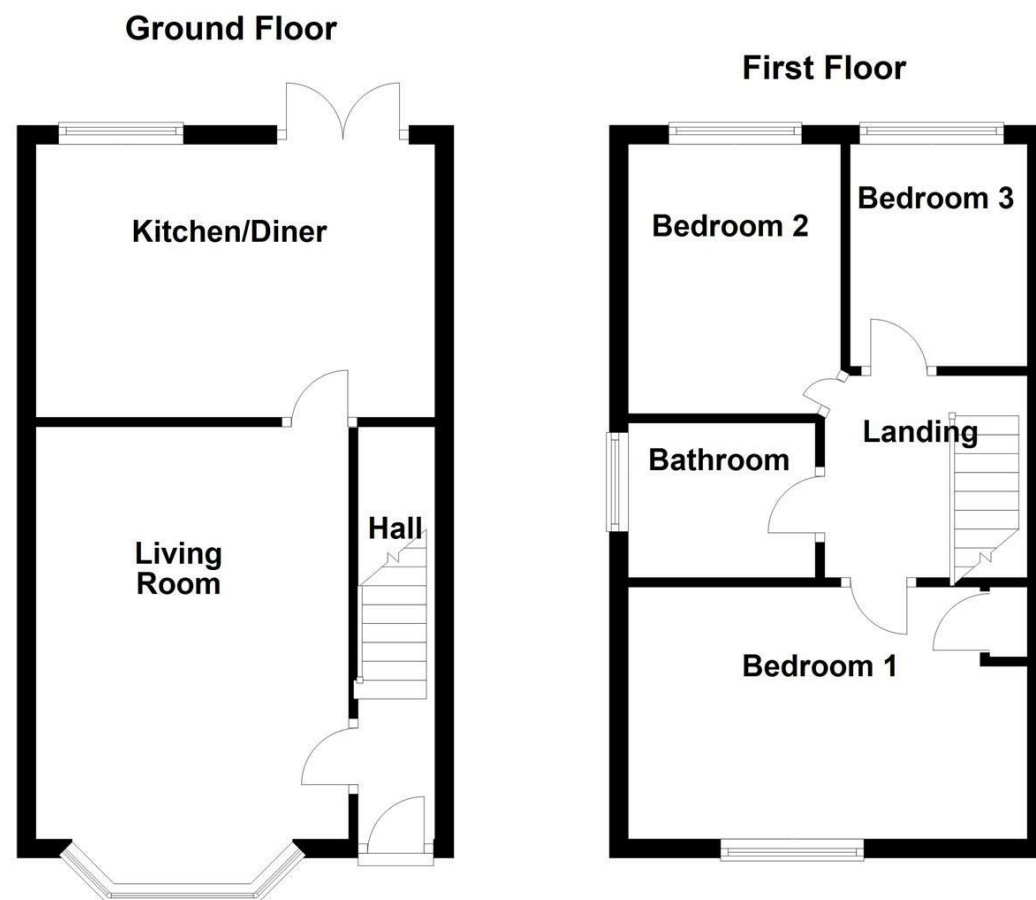




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



15 Berryfield Garth, Ossett, Wakefield, WF5 9TE

For Sale Freehold £215,000

Situated on this cul-de-sac location in Ossett is this superbly presented three bedroom semi detached property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally there are low maintenance gardens to the front and rear with driveway parking to the side of the property.

Situated in Ossett, this property is ideally located for all local shops and amenities, including Ossetts twice weekly market. The M1 motorway network is only a short drive away, for those looking to commute further afield.

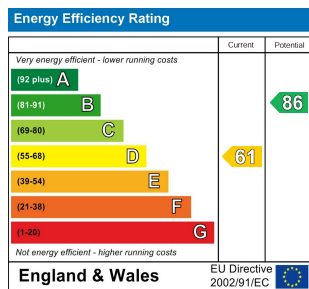
Done to a high standard and ready to move into with no onward chain, this property would make a superb family home and a viewing is highly recommended.

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

Door leading into the living room.

LIVING ROOM

14'4" x 13'10" [4.37m x 4.22m]

UPVC double glazed bay window to the front elevation, central heating radiator and door leading into the kitchen/diner.



KITCHEN/DINER

13'10" x 9'6" [4.22m x 2.90m]

UPVC double glazed window and doors to the rear elevation. Modern fitted kitchen with an array of wall and base units for storage, space for a fridge freezer, space for a double gas cooker with cooker hood and tiled splash back. Inset sink and drainer and spotlights to the ceiling.



FIRST FLOOR LANDING

Access to three bedrooms and family bathroom.

BEDROOM ONE

13'10" x 8'9" [4.22m x 2.67m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard over the stairs.



BEDROOM TWO

8'9" x 7'4" [2.69m x 2.25m]

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



BEDROOM THREE

8'2" x 6'2" [2.49m x 1.88m]

UPVC double glazed window to the rear elevation and central heating radiator. Currently used as a dressing room.



BATHROOM/W.C.

7'4" x 5'5" [2.25m x 1.66m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising wall mounted shower over the bath, low flush w.c. and wash hand basin with mixer tap. Tiled walls and floor.



OUTSIDE

To the front there is an easy to maintain lawn. To the rear there is a flagged patio seating area leading to an easy to maintain lawn with space for a storage shed and side access out to the driveway with ample space for two cars down the side of the property.



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.