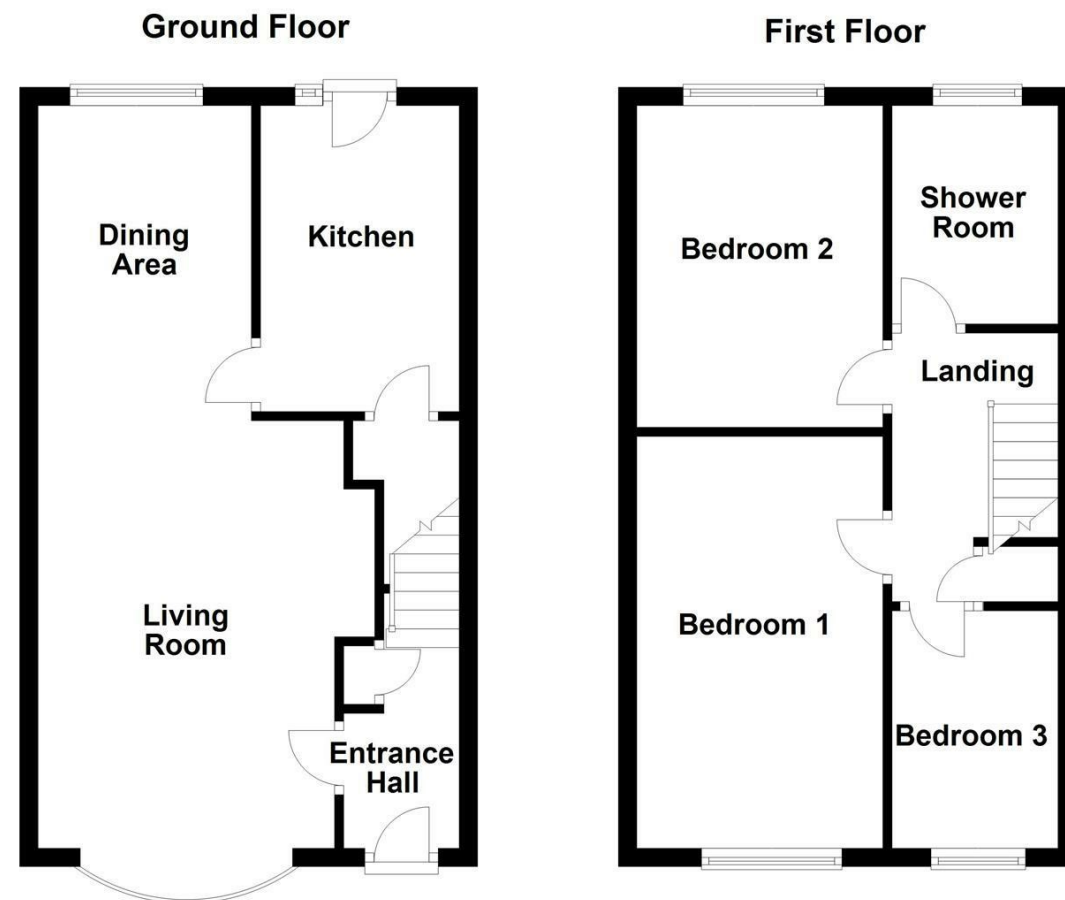


WAKEFIELD | OSSETT | HORBURY  
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
 01924 899 870 | 01977 798 844



### 8 Cedar Avenue, Ossett, WF5 0AJ

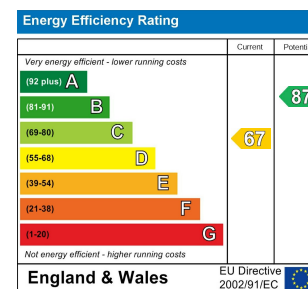
For Sale Freehold £215,000

Situated close to Ossett town centre is this superbly presented three bedroom mid terrace town house benefiting from driveway parking and rear garden.

The accommodation briefly comprises entrance hall, living/dining room and kitchen, first floor landing, three bedrooms and a shower room/w.c. Externally, to the front there is driveway parking and to the rear is a low maintenance garden with flagged patio seating as well as a detached garage close to the property used for further storage or parking.

Ideally located for Ossett town centre and all its shops and amenities including twice weekly market. It is also within walking distance to local schools. Done to a high standard, is ready to move into and would make a superb home in a fantastic area.

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**

UPVC front entrance door, staircase to the first floor landing, central heating radiator and door into the living dining room.

**LIVING DINING ROOM**

26'8" x 12'1" [8.14m x 3.70m]

Dual aspect with UPVC double glazed window to the rear elevation and a UPVC double glazed bay window to the front, two central heating radiators, door into the kitchen.



**KITCHEN**

10'7" x 7'1" [3.25m x 2.16m]

UPVC double glazed window to the rear elevation, rear UPVC door, understairs pantry cupboard, contemporary fitted wall and base units with laminate work surface and tiled splashback, integrated oven with integrated gas hob and cooker hood. Space for a fridge freezer, plumbing for a washing machine, wood effect laminate tops, 1 1/2 composite sink and drainer.



**FIRST FLOOR LANDING**

Access to three bedrooms and family shower room/w.c. Overstairs storage cupboard.

**BEDROOM ONE**

14'9" x 8'7" [4.51m x 2.64m]

UPVC double glazed window to the front elevation, central heating radiator, wardrobes to one side.



**BEDROOM TWO**

11'4" x 8'8" [3.47m x 2.65m]

UPVC double glazed window to the rear, central heating radiator, wardrobes to one wall.



**BEDROOM THREE**

9'9" x 6'1" max [2.99m x 1.87m max ]

UPVC double glazed window to the front elevation, central heating radiator.

**SHOWER ROOM/W.C.**

6'2" x 6'0" [1.9m x 1.85m]

UPVC double glazed frosted window to the rear elevation. Walk in shower cubicle with wall mounted shower, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and fully tiled to the walls.



**OUTSIDE**

To the front there is a resin driveway, which provides off street parking to the front. To the rear there is an enclosed garden with an Indian stone paved patio, low maintenance lawn, planted borders and fence surrounding with pedestrian gated access out to the rear. Situated close by to the property is a single garage with up and over door providing further off street parking or storage space.



**COUNCIL TAX BAND**

The council tax band for this property is B

**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.