

SOLD STC



Mayfield Court, Ossett

3 Bedrooms, 1 Bathroom, Semi-Detached House

£274,000

MARTIN&CO



Mayfield Court, Ossett

3 Bedrooms, 1 Bathroom

£274,000

- STUNNING 3 BED SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- PRESENTED TO A HIGH STANDARD
- EARLY VIEWING ESSENTIAL!
- LARGE CONSERVATORY

Martin & Co- Wakefield are delighted to present to the market this Beautifully presented 3 Bedroomed Semi Detached House situated in a most pleasant and much sought after cul de sac location on a lovely development amongst similar other properties within the popular Town of Ossett. Within close proximity to local shops, schools and transport facilities including M1/M62 Motorway network.

The current owners have updated and refitted this fabulous property throughout to a very high standard both internally and externally and we strongly suggest an early internal inspection to avoid disappointment.

ENTRANCE HALL 14' 3" x 5' 10" (4.34m x 1.78m) Composite front entrance door and PVCu double glazed obscure side window. Central heating radiator. Useful under stairs storage cupboard with light and housing the gas central heating combination boiler. Remote control central heating thermostat/time controls. Laminate flooring. Stairs with solid oak spindled balustrade leading up to the first floor. Door leading to the lounge.

LOUNGE 14' 4" x 11' 4" (4.37m x 3.45m) Having a Living flame pebble effect gas fire inset to a feature solid oak fire surround with marble back and hearth. Central heating radiator. Coving to ceiling. PVCu double glazed window overlooking the front garden. Double doors opening into the dining room. Positioned to the front.

DINING ROOM 10' 0" x 9' 8" (3.05m x 2.95m) PVCu double glazed French Doors opening into the Conservatory. Two PVCu double glazed windows. Two wall light points. Coving to ceiling. Central heating radiator. Laminate flooring. Archway leading through to the kitchen. Positioned to the rear.

KITCHEN 9' 11" x 7' 5" (3.02m x 2.26m) Being refitted





with a range of solid wood wall, base units and drawers with contrasting work surfaces and inset single bowl, single drainer, stainless steel sink unit and swan neck mixer tap over. Four ring Ceramic hob and built under oven with extractor over. Provision for a tall style fridge freezer. Space for a Microwave. Plumbed for a slim line Dishwasher and Washing Machine. Part tiled to work surface to compliment the kitchen. Central heating radiator. PVCu double glazed window overlooking the rear. Composite side entrance door. Tile effect flooring. Positioned to the rear.

CONSERVATORY 11' 1" x 9' 7" (3.38m x 2.92m) Being of brick and PVCu double glazed construction and having a replacement solid roof fitted in 2021 which makes this room a wonderful relaxing space and the hub of the home. Central heating radiator. Slate effect flooring. PVCu double glazed French Doors opening to the rear garden. PVCu double glazed windows to one side and the rear and a PVCu double glazed Obscure window to the other side.

FIRST FLOOR LANDING 9' 6" x 5' 10" (2.9m x 1.78m) Leading to all three bedrooms and combined bathroom/wc. PVCu double glazed window to the side elevation. Coving to the ceiling. Useful storage cupboard off. Access point to loft having a large hatch, pull down ladder, light and being boarded for storage purposes.

BEDROOM ONE 11' 3" x 13' 1" (3.43m x 3.99m) Range of fitted wardrobes with part mirror fronted doors. Three matching fitted drawer packs. Overhead storage cupboards to the bed head. Dressing table unit. Coving to the ceiling. Central heating radiator. PVCu double glazed window. Positioned to the front.

BEDROOM TWO 11' 5" x 9' 0" (3.48m x 2.74m) A double room having a central heating radiator. PVCu double glazed window offering far reaching views. Coving to the ceiling. Positioned to the rear.

BEDROOM THREE 8' 9" x 5' 11" (2.67m x 1.8m) Central heating radiator. Coving to the ceiling. PVCu



double glazed window. Positioned to the front.

BATHROOM/WC 8' 0" x 5' 6" (2.44m x 1.68m) Being refitted with a combined three piece white suite comprising of a P shaped bath with shower over and glass side screen. Vanity sink unit with low level storage cupboard. Low flush WC with concealed cistern. PVCu panelling to the ceiling with down lights and extractor. PVCu panelling to the walls. Ladder style towel radiator. Two PVCu double glazed obscure windows. Positioned to the rear.

OUTSIDE To the front is a neatly planned and well maintained established shaped lawned garden with a variety of mature plants and shrubs to the borders. A long Tarmac driveway to the side with double wooden gates provides off street parking for multiple vehicles and leads down to a detached brick built garage having an up and over door, power and light and a PVCu double glazed window to the side. Externally to the side is a double electrical power supply and an outside tap along with security lighting/system to the front, side and rear elevations including the garage door.

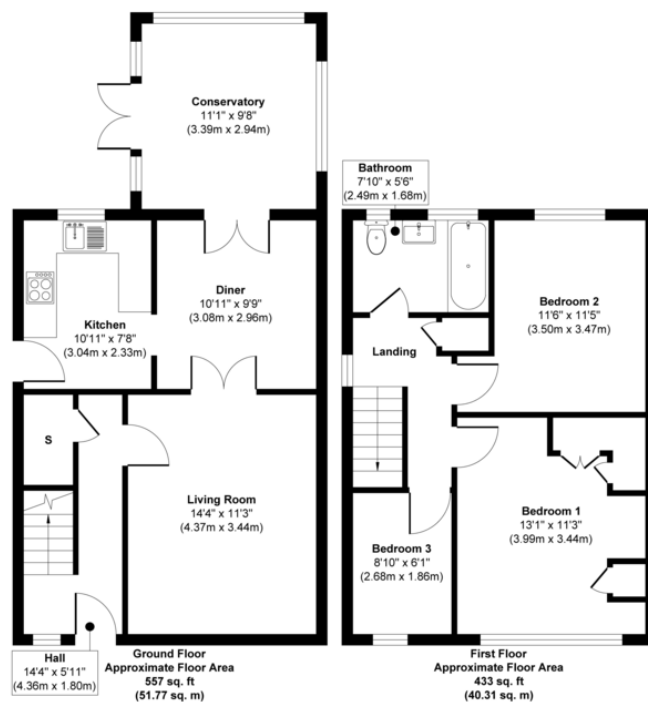
The rear garden is fully enclosed and offers a high degree of privacy along with being South Facing. Mirroring the front garden the rear garden is also beautifully maintained with an established shaped lawned garden and a large variety of mature plants, trees and shrubs to the borders. There are two seating/entertaining areas one being of an Artificial grass patio and an additional stone paved patio.

PLEASE NOTE These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's



%epcGraph_c_1_210%





Approx. Gross Internal Floor Area 990 sq. ft / 92.08 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: w Wakefield@martinco.com

01924 201457

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.