Richard Kendall Estate Agent

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2 Marsden Avenue, Ossett, WF5 0AW

For Sale Freehold £375,000

Nestled within a pleasant cul-de-sac position on this modern development on the outskirts of Ossett is this superbly presented three bedroom detached home, offering well proportioned accommodation, off road parking, a garage and an attractive enclosed side garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading into the living room and spacious kitchen diner. The living room opens directly onto the side garden, while the kitchen diner benefits from a modern fitted kitchen, useful storage and access into the utility room. The utility room provides access to the downstairs W.C. and rear of the property, while also housing the Ideal boiler. To the first floor are three well proportioned bedrooms and the house bathroom, with bedroom one benefitting from fitted wardrobes and its own en suite shower room. Further storage and loft access are available from the landing. Externally, to the front is a low maintenance garden with pebbled borders and paved access. The principal garden lies to the side and is mainly laid to lawn with a decked patio area and partial timber canopy, creating an excellent space for outdoor dining and entertaining. To the rear is a tarmacadam driveway providing off road parking for four vehicles and access to the garage.

The property is ideally positioned between Ossett and Horbury, with a range of local shops, schools and well regarded public houses within easy reach. Further amenities can be found in both town centres and in Wakefield city centre. Regular bus services operate nearby, while the M1 motorway network is within convenient reach for those travelling further afield. Ossett is also well known for its strong sense of community, regular local events and twice-weekly market.

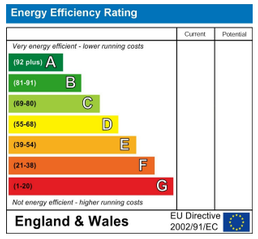
Only a full internal inspection will truly reveal everything this fantastic home has to offer. An early viewing is highly recommended to avoid disappointment.

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 leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing. Doors provide access to the living room and kitchen diner.

LIVING ROOM
18'5" x 10'4" (5.62m x 3.15m)
UPVC double glazed window overlooking the front elevation with built-in blinds. UPVC double glazed French doors opening to the side of the property, also with built-in blinds. Central heating radiator.



KITCHEN DINER
18'4" x 11'10" (5.60m x 3.62m)
Three UPVC double glazed windows, one overlooking the front elevation and two to the side. Inset spotlights to the ceiling and central heating radiator. Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Four ring gas hob with partial stainless steel splashback and extractor hood above, integrated double oven, integrated dishwasher and space for a fridge freezer. Access to a useful storage cupboard and through into the utility room.

UTILITY ROOM
6'2" x 5'2" (1.88m x 1.58m)
Composite rear entrance door with double glazed panel. Central heating radiator, inset spotlights and extractor fan. Space and plumbing for a washing machine and tumble dryer with laminate work surface over. Ideal boiler housed within the utility room. Access into the downstairs W.C.



DOWNSTAIRS W.C.
4'11" x 2'10" (1.50m x 0.87m)
Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator, inset spotlights and extractor fan.

FIRST FLOOR LANDING
Loft access, useful storage cupboard and central heating radiator. UPVC double glazed window overlooking the rear elevation. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
18'5" x 10'5" (5.62m x 3.20m)
Two UPVC double glazed windows overlooking the front and side elevations. Two central heating radiators. Range of fitted wardrobes with mirrored sliding doors. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
7'2" x 3'11" (2.20m x 1.20m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and shower enclosure with mains fed shower attachment and glazed shower screen. Tiled shower enclosure, central heating radiator and extractor fan



BEDROOM TWO
10'6" x 9'2" (3.22m x 2.80m)
Two UPVC double glazed windows overlooking the front and side elevations. Central heating radiator.



BEDROOM THREE
9'2" x 7'6" (2.80m x 2.30m)
UPVC double glazed window overlooking the side elevation. Central heating radiator.



HOUSE BATHROOM
7'1" x 6'0" (2.17m x 1.85m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin with mixer tap set within vanity storage and panelled bath with mixer tap, mains fed shower attachment and glazed shower screen. Fully tiled walls, central heating radiator, inset spotlights and extractor fan.

OUTSIDE
To the front is a low maintenance garden with pebbled borders and a paved pathway leading to the front entrance door. The frontage is enclosed by iron fencing. The principal garden lies to the side of the property and incorporates a generous lawn with pebbled pathway leading to a raised decked patio area, ideal for outdoor dining and entertaining. A timber canopy covers part of the decked area, with power, plumbing and space suitable for a hot tub. There is also space for a timber garden shed and planted borders. The garden is fully enclosed by walling and timber fencing, making it suitable for both children and pets. To the rear is a tarmacadam driveway providing off road parking for four vehicles. The driveway leads to a single semi detached garage with up and over door, power and lighting.



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.