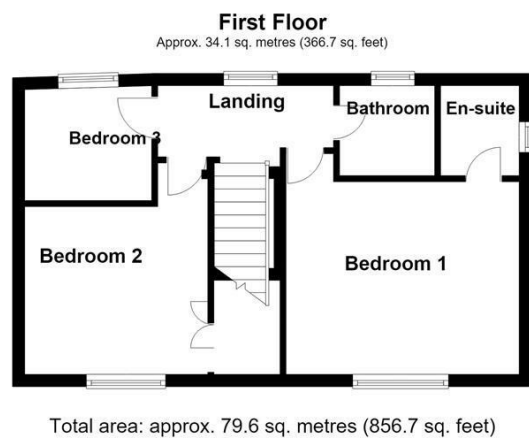
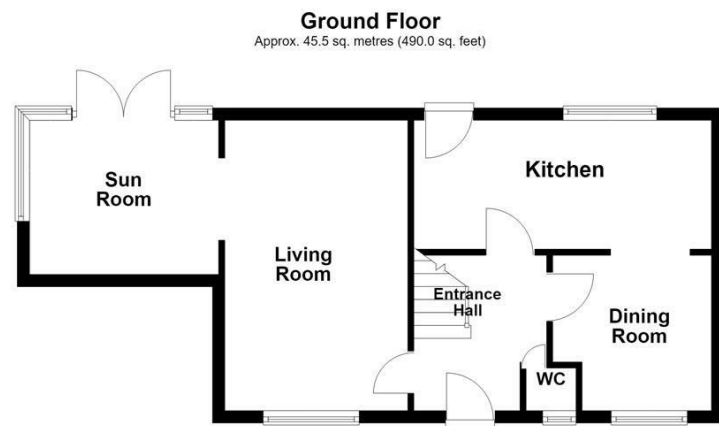


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



4 Mayfield Gardens, Ossett, WF5 9PW

For Sale Freehold Offers Over £230,000

Situated on a sought after residential development and priced competitively is this well proportioned three bedroom detached family home, offering spacious accommodation throughout and excellent potential for modernisation, allowing prospective purchasers the opportunity to create a home tailored to their own tastes and requirements.

The accommodation briefly comprises an entrance hall, fitted kitchen, spacious living room opening into a brick built conservatory, a useful study and a downstairs WC. To the first floor are three well proportioned bedrooms, with the principal bedroom benefitting from en suite facilities, together with a family bathroom. Occupying a generous plot, the property enjoys low maintenance gardens wrapping around both sides and the rear, incorporating paved patio areas that offer excellent versatility for outdoor living and entertaining. A driveway provides off road parking and leads to the attached single garage, whilst additional block paved parking to the front and side of the property offers ample space for several vehicles.

Conveniently positioned close to a range of local amenities, shops and schools, the property also offers excellent access to Wakefield city centre and the M1 motorway network, making it particularly attractive to commuters.

Priced to reflect the level of modernisation required, this property represents an excellent opportunity to create a superb family home in a highly desirable location. An early viewing is highly recommended to fully appreciate the potential this property has to offer.



ACCOMMODATION

ENTRANCE HALL

Entered via a front entrance door with carpeted flooring, central heating radiator, staircase leading to the first floor, useful understairs storage cupboard and doors providing access to the lounge, kitchen and downstairs W.C.

LIVING ROOM

15'10" x 10'2" [4.84m x 3.12m]

A spacious reception room with a front facing UPVC double glazed window, two central heating radiators, carpeted flooring and remote controlled fitted curtains. Timber glazed doors lead through to the sun room.



DINING ROOM

8'5" x 7'4" [2.58m x 2.25m]

UPVC double glazed to the front and a central heating radiator.

SUN ROOM

9'8" x 11'9" [2.95m x 3.60m]

A lovely addition to the property with UPVC double glazed windows to the rear and side elevations, UPVC double glazed doors opening onto the rear garden, quality wood effect flooring and a wall mounted electric heater.



KITCHEN

16'1" x 7'1" [4.92m x 2.16m]

Fitted with a range of wall and base units with complementary work surfaces incorporating a gas oven, four ring gas hob with extractor hood above, and space and plumbing for an undercounter dishwasher. There is space for a large American style fridge/freezer, a double central heating radiator, vinyl flooring, tiled splashbacks and a side facing UPVC double glazed window. The kitchen also benefits from a useful understairs pantry cupboard with shelving, the house alarm, the combination central heating boiler and a door providing access to the side of the property leading towards the garage.

W.C.

Fitted with a two piece suite comprising a low flush W.C. and corner pedestal wash basin. The room also benefits from vinyl flooring, a central heating radiator and a front facing obscured UPVC double glazed window.

FIRST FLOOR LANDING

With doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 8'9" [3.94m x 2.67m]

A double bedroom with a front facing UPVC double glazed window, central heating radiator, carpeted flooring and a range of fitted bedroom furniture. The room also benefits from an en suite shower room.



EN SUITE SHOWER ROOM

6'9" x 4'0" [2.07m x 1.24m]

Comprising a walk in double shower with mains fed shower, vanity wash basin and low flush W.C. The room also benefits from vinyl flooring, part tiled walls and a side facing obscured UPVC double glazed window.

BEDROOM TWO

9'4" plus recess x 10'2" [2.86m plus recess x 3.11m]

Featuring a front facing UPVC double glazed window, central heating radiator, carpeted flooring, fitted wardrobes and a useful built in storage cupboard.



BEDROOM THREE

7'1" x 6'7" [2.16m x 2.02m]

With a side facing UPVC double glazed window, central heating radiator and carpeted flooring.

BATHROOM

5'6" x 6'9" [1.69m x 2.06m]

Fitted with a three piece suite comprising a panelled bath with tiled splashback, vanity wash basin and low flush W.C. The room also benefits from vinyl flooring, part tiled walls and a rear facing obscured UPVC double glazed window.



OUTSIDE

Occupying a generous plot, the property enjoys gardens to both sides and the rear. The main rear garden is enclosed and low maintenance, incorporating a paved patio seating area, fenced boundaries and useful storage sheds which benefit from electric and water. To the front is a block paved area providing additional parking, whilst a further block paved garden sits to the opposite side of the property with a tarmac driveway leading to the single garage, which benefits from a recently fitted electric roller shutter door. Also to the front there is double gates which provide access into the garden and provides secure parking for vehicles.



COUNCIL TAX BAND

The council tax band for this property is A.

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.