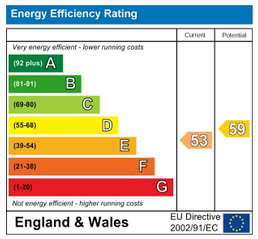


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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



The Winnats Audrey Street, Ossett, WF5 0JL

For Sale Freehold Offers In The Region Of £250,000

A spacious three bedroom brick built detached home, situated in the sough after area of Ossett, with a wide range of amenities close at hand. The accommodation is arranged over three floors and offers well proportioned living space throughout, driveway and attractive gardens.

The ground floor briefly comprises an entrance hall, living room, separate dining room and fitted kitchen. To the first floor, there are three good sized bedrooms and a house bathroom, with a further staircase leading to the second floor which provides an additional spacious room (currently used as a bedroom) along with useful storage. Externally, the property benefits from low maintenance gardens to the front and side, together with a driveway providing off street parking.

Ossett offers an excellent range of amenities including shops, pubs, eateries and well regarded schools. The property is also conveniently located for Wakefield city centre, with regular bus routes and easy access to the M1 motorway, making it ideal for commuters.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed entrance door leading into the entrance hall with stairs to the first floor, central heating radiator, understairs storage cupboard and steps down to a useful cellar housing the combi boiler. Doors leading to the living room and dining room.

LIVING ROOM
14'0" x 13'3" (4.29m x 4.04m)
Front and side facing UPVC double glazed windows, central heating radiator, exposed wood flooring, coving to the ceiling, picture rail and feature open fireplace with tiled hearth.



DINING ROOM
14'1" x 14'0" (4.31m x 4.27m)
UPVC double glazed window to the rear, exposed wood flooring, coving to the ceiling, picture rail, central heating radiator and feature fireplace with tiled hearth and open fire.



KITCHEN
9'1" x 8'2" (2.79m x 2.50m)
Fitted with a range of wall and base units with work surface incorporating a ceramic 1.5 bowl sink and drainer with mixer tap. Inbuilt electric oven, four ring gas hob with stainless steel extractor hood above and space for a fridge freezer. Tiled splashbacks, tiled flooring, central heating radiator and UPVC double glazed window and door to the rear garden.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed frosted window to the side and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
10'10" x 13'7" (3.32m x 4.15m)
UPVC double glazed window to the front, central heating radiator, carpeted flooring and useful storage area with shelving.



BEDROOM TWO
14'1" (max) x 13'1" (4.30m (max) x 3.99m)
UPVC double glazed window, central heating radiator, carpeted flooring and walk-in wardrobe/storage area.



BEDROOM THREE
11'5" x 8'11" (3.50m x 2.74m)
UPVC double glazed window to the side, central heating radiator and carpeted flooring.



HOUSE BATHROOM/W.C.
11'6" x 5'10" (3.52m x 1.79m)
UPVC double glazed frosted window to the front, fitted with a three piece suite comprising panelled bath with electric shower over, vanity unit with wash basin and mixer tap, and concealed system low flush W.C. Tiled walls, wood effect flooring and chrome heated towel radiator.



SECOND FLOOR LANDING/STUDY AREA
12'4" x 5'11" (3.76m x 1.81m)
Velux window to the side, carpeted flooring and access to eaves storage.

LOFT ROOM
12'2" x 11'0" (3.72m x 3.36m)
Dual aspect Velux windows to the side, central heating radiator, spotlights to the ceiling and restricted head height.



OUTSIDE
To the front, there is a low maintenance gravelled garden with paved pathway leading down the side of the property. To the side, there is a driveway providing off street parking, with gated access leading to a further enclosed area currently used for storage and bin access. To the rear, there is an enclosed low maintenance garden with paved patio seating area, gravelled sections and fenced and walled boundaries.

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.