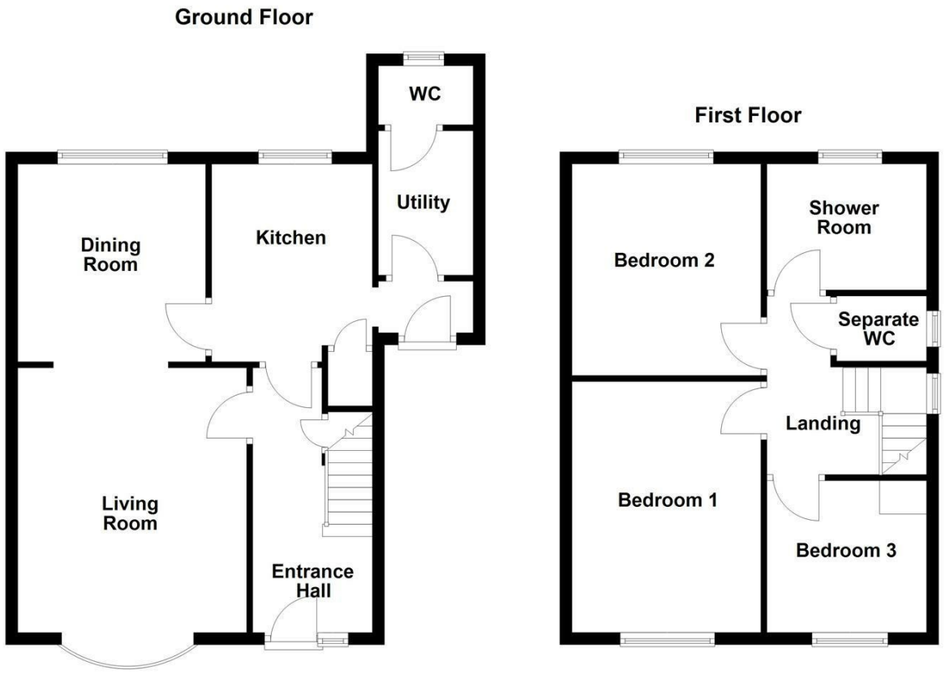

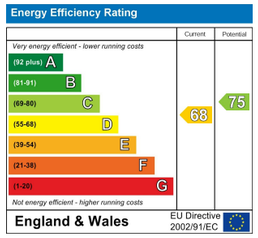

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

21 Fairfield Gardens, Ossett, WF5 0LX

For Sale Freehold £300,000

Nestled within a sought after cul de sac location on a corner plot in the town of Ossett is this extended three bedroom semi detached home, offering generous outdoor space and excellent potential to further extend to the rear, subject to the necessary planning consents.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and access to both the living room and kitchen. The kitchen benefits from additional understairs storage and a side entrance door, and provides access to a utility room which in turn leads to a downstairs WC. The kitchen also opens into the dining room, which connects back through to the living room, creating a practical and versatile ground floor layout. To the first floor, the landing provides loft access and leads to three bedrooms, a house shower room and a separate WC. Externally, the front garden is designed for low maintenance with pebbled areas, mature shrubs and walling to the boundary. A concrete driveway provides off road parking for two vehicles and leads to a single detached garage, offering further parking and storage. The rear garden is of a generous size and mainly laid to lawn with mature shrubs throughout, offering excellent space for outdoor use and potential for further extension to the property, subject to planning. The garden is fully enclosed by hedging and fencing, making it suitable for both pets and children.

Ossett is a popular location for a wide range of buyers, particularly growing families. Local shops and schools are within walking distance, with a wider selection of amenities available in nearby Dewsbury and Wakefield. Regular bus routes serve the area and both Wakefield and Dewsbury provide train stations with links to Leeds, Manchester and London. The M1 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will reveal the space and potential this home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, central heating radiator, staircase to the first floor, useful understairs storage and doors leading to the living room and kitchen.

KITCHEN
8'8" x 10'4" (2.66m x 3.16m)
Fitted with a range of modern wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap, laminate splashbacks, four ring gas hob with partial glass splashback and extractor above, and an integrated double oven. Central heating radiator. UPVC double glazed window overlooking the rear garden, access to a storage cupboard and opening into the side porch with a door leading through to the dining room.

SIDE PORCH
Composite door with frosted glazing providing access from the driveway and a door leading through to the utility room.

UTILITY
5'1" x 7'11" (1.57m x 2.43m)
Extractor fan, spotlights to the ceiling and a range of modern wall and base units with laminate work surfaces. Plumbing for a washing machine and space for a fridge freezer. Door leading through to the downstairs WC.

W.C.
5'1" x 3'3" (1.57m x 1.0m)
Frosted UPVC double glazed window to the rear, extractor fan, spotlights to the ceiling, central heating radiator, low flush WC and wash basin set into a vanity unit with storage below and mixer tap.

DINING ROOM
10'4" x 10'2" (3.16m x 3.10m)
Opening through to the living room, coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.

LIVING ROOM
14'4" x 12'5" (4.37m x 3.80m)
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and gas fireplace with marble hearth and surround with decorative mantle.

FIRST FLOOR LANDING
Loft access, frosted UPVC double glazed window to the side and doors leading to three bedrooms, house shower room and separate WC.

BEDROOM ONE
13'7" x 10'3" (4.15m x 3.13m)
Central heating radiator, UPVC double glazed window to the front and a range of fitted wardrobes providing ample storage.

BEDROOM TWO
10'4" x 10'3" (3.16m x 3.13m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
8'8" x 8'5" (2.65m x 2.57m)
UPVC double glazed window to the front, central heating radiator and bulkhead storage.

SHOWER ROOM/W.C.
6'8" x 8'8" (2.05m x 2.65m)
Frosted UPVC double glazed window to the rear, chrome heated towel radiator, spotlights to the ceiling, wash basin set into a vanity unit with storage below and mixer tap, shower cubicle with electric shower and glass screen, and fitted storage cupboard housing the Ideal boiler.

SEPARATE W.C.
3'0" x 5'3" (0.92m x 1.62m)
Frosted UPVC double glazed window to the side, spotlights to the ceiling, concealed system low flush WC and full tiling.

OUTSIDE
To the front, the garden is designed for low maintenance and is mainly pebbled with planted features and mature shrubs throughout, enclosed by walling. A concrete driveway provides off road parking for at least two vehicles and leads down the side of the property to a single detached garage at the rear. The rear garden occupies a generous corner plot and is mainly laid to lawn with a variety of mature shrubs and flowers throughout, enclosed by hedging and fencing, making it ideal for both pets and children. The size of the garden also offers excellent potential for further extension to the property, subject to the necessary planning permissions.

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.