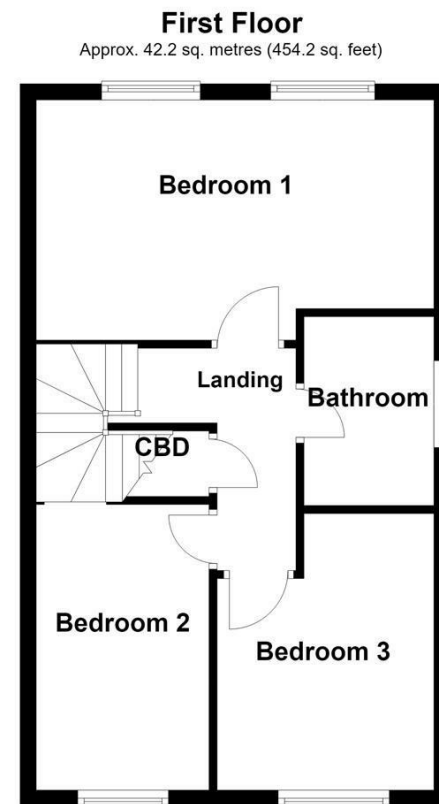
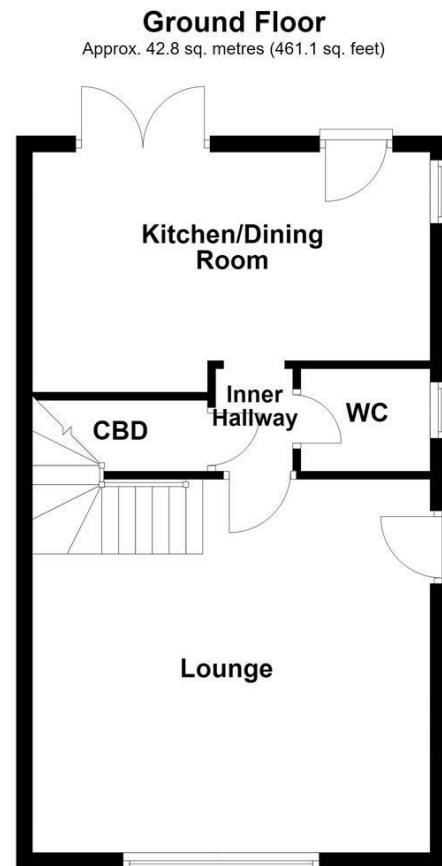




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Total area: approx. 85.0 sq. metres (915.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



10 Cavewell Close, Ossett, WF5 0SN

For Sale Freehold £239,950

Situated within this popular area of Ossett is this well presented and spacious three bedroom semi detached home, benefitting from driveway, garage and attractive low maintenance gardens. Offered to the market with no onward chain, the property is ideally suited to first time buyers, professional couples and growing families alike.

The accommodation briefly comprises a welcoming living room, inner hallway with downstairs WC and a modern fitted kitchen diner. To the first floor, the landing leads to three well proportioned bedrooms, with the principal bedroom being of particularly generous proportions, together with a contemporary family bathroom. Externally, the property enjoys an attractive low maintenance artificial lawned garden to the front, whilst a patterned concrete driveway to the side provides ample off road parking for several vehicles. The enclosed rear garden has also been designed with ease of maintenance in mind, incorporating artificial lawn and Indian stone patio areas, creating an ideal space for outdoor dining and entertaining.

The property is conveniently positioned for a wide range of local amenities, including well regarded schools, shops and Ossett's popular twice weekly market. Regular bus services operate nearby, whilst excellent access to the motorway network makes the property particularly attractive to commuters.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a ready to move into home in a highly sought after location. An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

LOUNGE

15'4" x 16'1" [4.69m x 4.92m]

Entered via a side entrance door, this spacious living room features an electric fire with limestone fireplace surround, two central heating radiators, laminate flooring, coving to the ceiling, staircase to the first floor landing and a UPVC double glazed window to the front elevation. A door leads through to the inner hallway.



INNER HALLWAY

With access to an under stairs storage cupboard, separate W.C. and kitchen/diner.

W.C.

Fitted with a low flush W.C. and wash basin. Finished with fully tiled walls and flooring, together with a frosted UPVC double glazed window to the side elevation.

KITCHEN/DINING ROOM

16'0" x 10'9" [4.90m x 3.29m]

A modern fitted kitchen incorporating a range of wall and base units with work surfaces over, one and a half bowl sink and drainer with mixer tap, tiled splashbacks, space for a Range cooker with Rangemaster extractor hood above, integrated dishwasher and integrated washing machine. The room also benefits from a central heating radiator, tiled effect flooring, inset LED spotlights, frosted UPVC double glazed window to the side elevation, wood framed rear entrance door and UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

Airing cupboard, loft access via drop down ladder, coving to the ceiling and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

10'8" x 16'1" [3.27m x 4.92m]

A spacious double bedroom with fitted wardrobes to two walls, UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO

7'3" x 11'6" [2.22m x 3.53m]

UPVC double glazed window to the front elevation, central heating radiator, laminate flooring and useful storage over the stairs.



BEDROOM THREE

10'10" x 8'7" [3.32m x 2.63m]

Laminate flooring, central heating radiator, fitted wardrobes to one wall, fitted office furniture to the opposite wall, coving to the ceiling and a UPVC double glazed window to the front elevation.



BATHROOM/W.C.

5'6" x 7'9" [1.68m x 2.38m]

Fitted with a low flush W.C., pedestal wash basin and panelled bath with electric shower over. The room is finished with fully tiled walls, tiled effect flooring, central heating radiator and a frosted UPVC double glazed window to the side elevation.



OUTSIDE

To the front, the property enjoys a low maintenance artificially lawned garden with Indian stone borders and a patterned concrete driveway providing off road parking, leading to a detached garage. The front section of the garage is currently used for storage, whilst the rear section also provides additional storage space. This could easily be converted back into a fully functional garage if required. To the rear is an attractive, low maintenance artificially lawned garden incorporating an Indian stone flagged patio area, ideal for outdoor seating and entertaining.



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.