



WAKEFIELD
01924 291 294

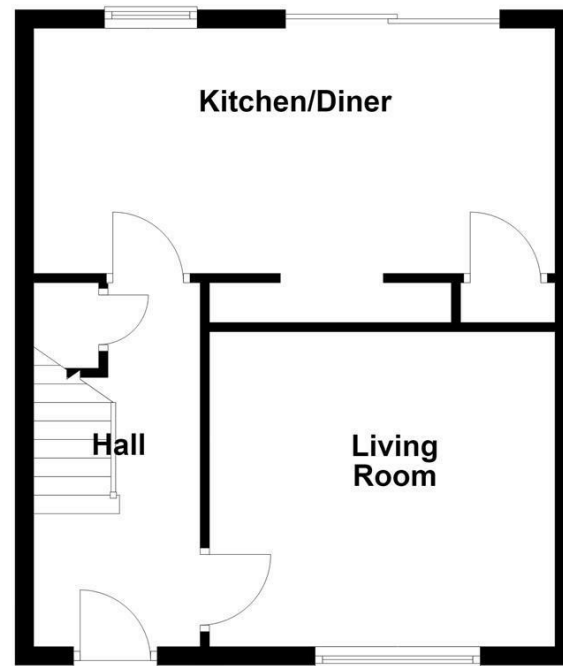
OSSETT
01924 266 555

HORBURY
01924 260 022

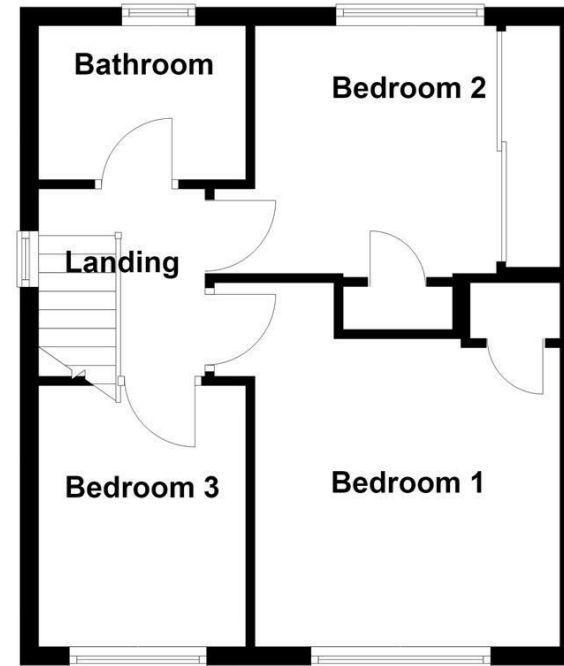
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

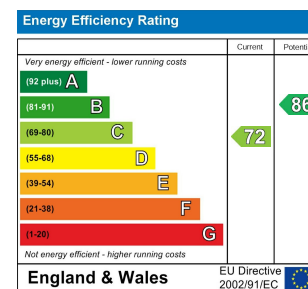
Ground Floor
Approx. 38.3 sq. metres



First Floor
Approx. 37.7 sq. metres



Total area: approx. 76.0 sq. metres



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.



12 Sunnydale Road, Ossett, WF5 0QT

For Sale Freehold £215,000

Situated in the sought after town of Ossett is this attractive and well proportioned three bedroom semi detached home, ideally placed for a range of local amenities and excellent transport links and benefitting from an air source heat pump.

The accommodation is arranged over two floors and briefly comprises an entrance hall, lounge and modern open plan dining kitchen to the ground floor. To the first floor, there are three bedrooms and a stylish house bathroom. Externally, the property benefits from gardens to both the front and rear, with a driveway and single garage providing off street parking. To the rear is an attractive enclosed garden, ideal for outdoor dining, entertaining and family use.

Ossett is well placed for a range of amenities, including well regarded local schools, shops, eateries and regular bus routes into Wakefield. The property is also ideally positioned for access to the M1 motorway network, perfect for those looking to commute further afield.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door with adjacent UPVC double glazed frosted window leading into the entrance hall. With doors leading to the lounge and dining kitchen, quality wood effect flooring, double central heating radiator, useful understairs storage area and a storage cupboard housing the electric meters. Carpeted stairs lead to the first floor landing.

LIVING ROOM

12'1" x 10'11" [3.69m x 3.34m]

Front facing UPVC double glazed window, double central heating radiator, further central heating radiator, carpeted flooring and coving to the ceiling.



DINING KITCHEN

18'4" x 8'10" [5.60m x 2.70m]

Fitted with a stylish modern range of wall and base units with

complementary marble effect work surface over, incorporating a 1 1/2 bowl composite sink and drainer unit with chrome swan neck mixer tap. Integrated electric oven, four ring induction hob with stainless steel and glass extractor hood above and glass splashback behind. Space for an American style fridge freezer, space and plumbing for an under counter washer and dryer, rear facing UPVC double glazed window and UPVC double glazed sliding patio doors leading out to the rear garden. With quality wood effect flooring, double central heating radiator and useful built in storage cupboard with shelving.

FIRST FLOOR LANDING

Doors leading to three bedrooms and the house bathroom. Side facing UPVC double glazed window and loft hatch access.

BEDROOM ONE

10'0" (max) x 9'1" [3.07m (max) x 2.77m]

Rear facing UPVC double glazed window, double central heating radiator, carpeted flooring, range of fitted bedroom furniture and useful built in cupboard providing additional storage and housing the hot water tank for the air source heat pump.



BEDROOM TWO

9'6" x 12'1" (max) [2.92m x 3.70m (max)]

Front facing UPVC double glazed window, double central heating radiator, carpeted flooring and useful built in storage cupboard with hanging rails.



BEDROOM THREE

9'4" x 7'5" [2.86m x 2.27m]

Front facing UPVC double glazed window, double central heating radiator and carpeted flooring.



BATHROOM

7'3" x 5'4" [2.21m x 1.65m]

Modern house bathroom fitted with a white three piece suite comprising panelled bath with mains shower over, vanity unit with wash hand basin and chrome swan neck mixer tap, and concealed system low flush WC. With wood effect flooring, double central heating radiator, rear and side facing UPVC double glazed frosted windows and full tiling to the walls.



GARAGE

16'0" x 8'1" [4.88m x 2.47m]

Single garage with up and over door and access through to a useful workshop/utility area.

WORKSHOP/UTILITY AREA

8'0" x 7'8" [2.46m x 2.35m]

Timber glazed door with adjacent window overlooking the rear garden.

OUTSIDE

To the front of the property there is a paved driveway providing ample off street parking and leading to the single garage. There is also a lawned garden area to the side with a range of mature planting. To the rear is a generous enclosed garden with paved patio seating area, raised lawn and a range of mature shrubs and trees, enclosed by fenced boundaries. The air source heat pump is also located to the rear.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.