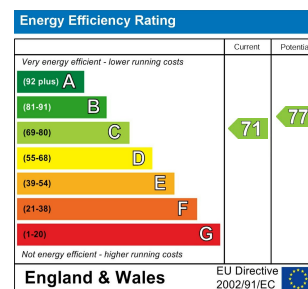
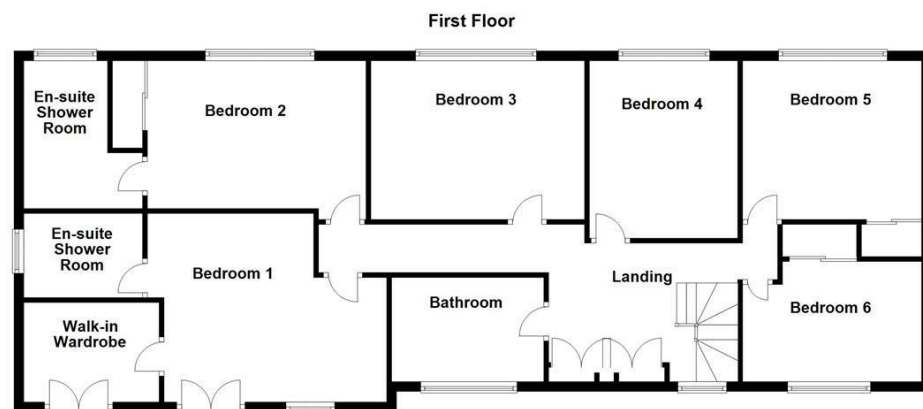
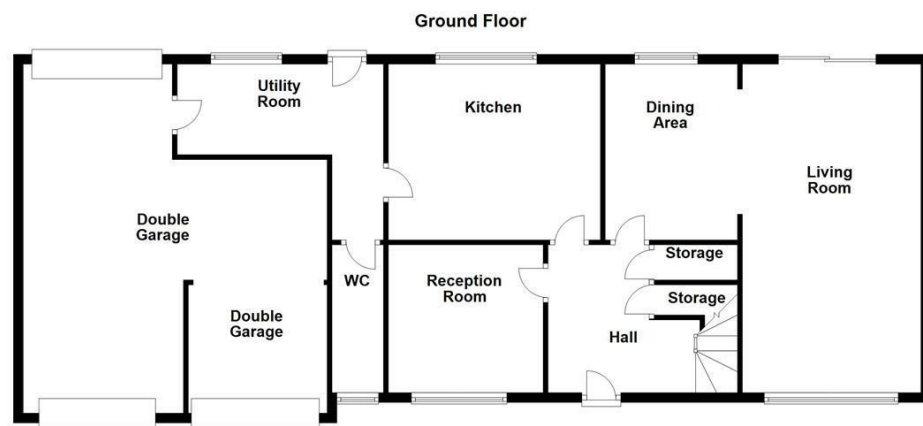




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**IMPORTANT NOTE TO PURCHASERS**

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.



**47 Fairfield Drive, Ossett, WF5 0DT**

**For Sale Freehold £550,000**

Situated in Ossett and occupying a fantastic sized plot is this superbly presented six bedroom detached property benefitting from double garage, double driveway and well presented rear garden.

The property briefly comprises of entrance hall, living room with dining area, front reception room, kitchen with downstairs w.c. and utility room, leading to the double garage. The first floor landing leads to six bedrooms, two of which benefit from en suite shower rooms and the main house bathroom. Outside the property has an easy to maintain lawn to the front of the property with a double driveway to the left hand side. Beautiful gardens lie to the rear with two patio seating areas with BBQ and pizza area and easy to maintain lawns with bush and shrub borders.

Situated in Ossett, this property is ideally located for all local shops and amenities including local schools. The M1 motorway network is only a short distance away, perfect for those looking to commute further afield.

In need of a degree of modernisation, this property could make a superb family home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, two built in understairs storage cupboards, doors leading through to the front reception room, kitchen room and living room.

### LIVING ROOM

22'0" x 22'3" [6.72m x 6.80m]

UPVC double glazed windows to the front and rear elevation, with UPVC double glazed sliding doors to the rear, two central heating radiators, wall lights to one side and feature gas fireplace with brick and tiled feature.



### RECEPTION ROOM

9'8" x 10'4" [2.97m x 3.17m]

UPVC double glazed window to the front elevation, central heating radiator and fitted shelving units to one side.

### KITCHEN

14'5" x 11'10" [4.40m x 3.63m]

Fitted kitchen with an array on wooden wall and base units for storage, 1.5 stainless steel sink and drainer unit, space for a gas cooker with cooker hood and tiled splash back, spotlights to the ceiling. UPVC double glazed window to the rear elevation, central heating radiator and door leading through to utility room.

### UTILITY

13'10" x 11'11" [4.24m x 3.65m]

UPVC double glazed window and door to the rear elevation and gas central heating radiator. An array of base units for storage with laminate work tops, 1.5 stainless steel sink and drainer, space for a washing machine and dryer and door leading to the downstairs w.c. Access to the garage.

### W.C.

9'7" x 3'3" [2.94m x 1.01m]

UPVC double glazed frosted window to the front elevation, central heating radiator, low flush w.c., wash hand basin and tiled splash back.

### GARAGE

24'8" x 20'0" [7.53m x 6.12m ]

Two up and over electric doors to the front with up and over door to the rear and two central heating radiators. Currently used for storage but can house two vehicles.

### FIRST FLOOR LANDING

Access to six bedrooms and the family bathroom.

### BEDROOM ONE

14'9" x 13'8" [4.52m x 4.18m]

UPVC double glazed window to the front elevation, UPVC double glazed French doors to the Juliette balcony, central heating radiators and stairs leading through to the walk in wardrobe and en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

9'1" x 6'5" [2.79m x 1.97m]

UPVC double glazed frosted window to the side elevation, three piece suite comprising corner shower cubicle with wall mounted shower, wash hand basin and low flush w.c. Chrome style ladder radiator, fully tiled and spotlights to the ceiling.



### WALK IN WARDROBE

9'3" x 6'9" [2.84m x 2.08m]

UPVC French doors with Juliette balcony to the front elevation, central heating radiator and fitted wardrobes to two sides.

### BEDROOM TWO

14'7" x 10'6" [4.46m x 3.22m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes with sliding doors. Door leading to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

10'6" x 9'2" [3.21m x 2.80m]

UPVC double glazed window to the rear elevation, three piece suite comprising corner shower cubicle with wall mounted shower, wash hand basin and low flush w.c. Chrome style ladder radiator, spotlights to ceiling and fully tiled walls.

### BEDROOM THREE

14'4" x 10'7" [4.39m x 3.24m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FOUR

10'4" x 11'10" [3.16m x 3.63m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FIVE

12'0" x 10'9" [3.68m x 3.30m]

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes with sliding doors to one side.

### BEDROOM SIX

11'10" x 8'0" [3.63m x 2.45m]

UPVC double glazed window to the front elevation, central heating radiator and built in wardrobes with sliding doors to one side.

### BATHROOM/W.C.

7'3" x 10'5" [2.23m x 3.20m]

UPVC double glazed frosted window to the front elevation, five piece suite comprising corner shower cubicle with wall mounted shower, bath, low flush w.c., bidet and vanity wash hand basin with mixer tap and storage underneath. Fully tiled walls and central heating radiator.



### OUTSIDE

To the front of the property there is a double drive to the left hand side providing ample off road parking with an easy to maintain lawn. There are beautiful rear gardens with two patio seating areas incorporating corner BBQ and pizza area, easy to maintain lawns with bush and shrub border, as well as a side gate entrance.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.