



WAKEFIELD
01924 291 294

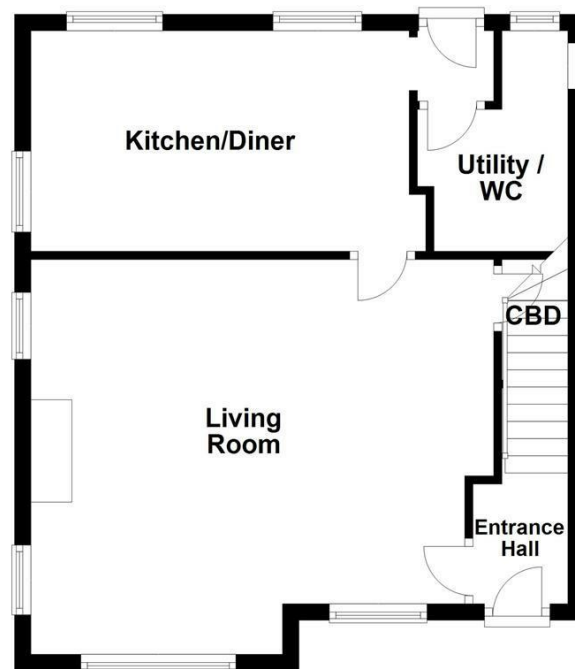
OSSETT
01924 266 555

HORBURY
01924 260 022

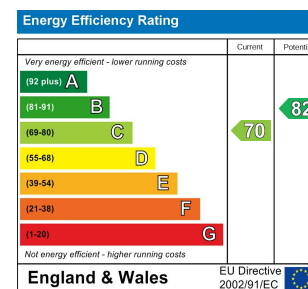
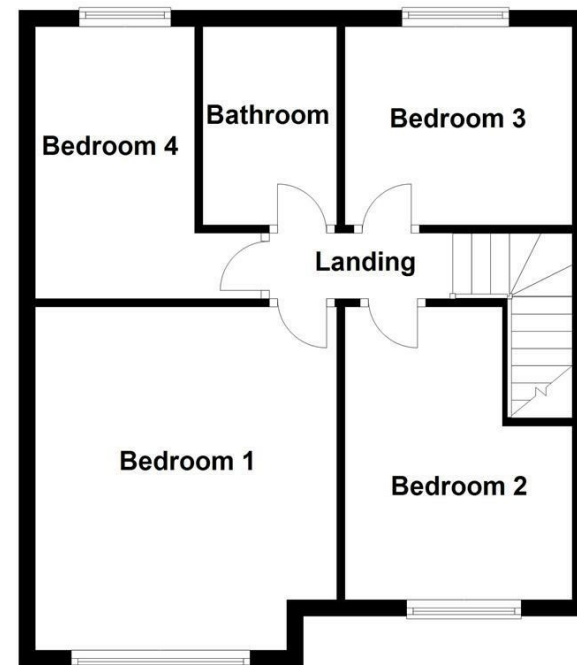
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



68 Swithenbank Avenue, Ossett, WF5 9RS

For Sale Freehold £195,000

NO CHAIN A four bedroom end town house with four double bedrooms, spacious living room with multi fuel cast iron burner inset to the chimney breast, off road parking and enclosed rear garden. UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, living room, kitchen diner, understairs storage, rear porch, utility/w.c., first floor landing with loft access, three bedrooms, four double bedrooms and house bathroom/w.c. Outside, timber gates provide access onto the pebbled driveway providing off road parking for two cars, a pleasant lawn and a single gate with pathway. To the rear there is an enclosed garden with paved seating area, large timber shed, pleasant lawn and timber decked patio area.

The property is within walking distance of the local amenities and schools. Ossett benefits from a twice weekly market, bus station providing access to nearby towns and cities, whilst for those wishing to commute further afield there is convenient access for the M1 motorway.

An internal inspection is highly recommended at your earliest convenience.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall, central heating radiator, laminate flooring, staircase with handrail leading to the first floor landing, door into the spacious living room.

LIVING ROOM

17'3" x 15'10" max x 13'10" min [5.28m x 4.84m max x 4.22m min]

Two UPVC double glazed windows to the front and two further UPVC double glazed windows to the side, laminate flooring, coving to the ceiling, multi fuel cast iron burner inset onto a slate hearth with solid wooden mantle above, central heating radiator, door into the kitchen diner, door to the understairs storage cupboard.



KITCHEN DINER

8'9" x 15'1" [2.67m x 4.62m]

A range of a wall and base units with laminate work surface over, tiled splashback, integrated oven and grill, four ring gas hob with cooker hood over, stainless steel sink and drainer with chrome mixer tap, space for a fridge freezer, two UPVC double glazed windows to the rear, UPVC double glazed window to the side, coving to the ceiling, wall mounted extractor fan, combi condensing boiler, central heating radiator, opening into the rear porch. Timber door into the utility/w.c.



REAR PORCH

UPVC double glazed door leading out into the rear garden,

UTILITY/W.C.

6'1" x 8'9" max x 5'7" min [1.87m x 2.67m max x 1.71m min]

Laminate work surface with plumbing and drainage for a washing machine, space for a dryer, pedestal wash basin with tiled splashback and two taps, low flush w.c., UPVC double glazed frosted windows to the side and rear, fixed shelving.

FIRST FLOOR LANDING

Doors leading to the house bathroom and bedrooms. Loft access.

BEDROOM ONE

13'10" x 12'2" [4.22m x 3.72m]

UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

11'10" x 9'0" max x 6'2" min [3.62m x 2.76m max x 1.88m min]

UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE

7'11" x 9'1" [2.42m x 2.78m]

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

BEDROOM FOUR

10'10" x 9'1" max x 6'5" min [3.32m x 2.78m max x 1.96m min]

UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM/W.C.

7'10" x 5'5" [2.40m x 1.67m]

Panelled bath with bi-folding shower screen, mixer tap and pull out shower attachment. Pedestal wash basin with two taps, wall mounted extractor fan.

OUTSIDE

The front has a pebbled driveway providing off road parking with timber double swing gates. Pleasant lawn and panelled fence surrounds, single gate and paved pathway. The pathway continues down the side of the property to the rear. The rear garden has a paved seating area, pleasant lawn with solid railway sleep edged borders, large timber shed with double doors, paved pathway and timber decked patio to the rear. Panelled fence surrounds and breeze block walls. Outside light and water point.



COUNCIL TAX BAND

The council tax band for this property is B.

EPC RATING

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

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.