



Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



5 Sowood Avenue, Ossett, WF5 0DD

For Sale Freehold £150,000 REDUCED

Well presented throughout is this attractive two bedroom semi detached family home, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation comprises of entrance hall, lounge with feature multi-fuel burner, breakfast kitchen, good sized conservatory, first floor landing, two well proportioned bedrooms (the master bedroom with dressing room off) and the stunning house bathroom/w.c. Outside to the front of the property there is a low maintenance patterned concrete garden area with a shared block paved driveway leads by the side of the property to a brick built semi detached garage with electric up and over door. Whilst to the rear of the property there is a lawned garden incorporating block paved and timber decked patios, ideal for entertaining purposes.

Situated in this popular part of Ossett, the property is well placed for local amenities including shops and schools. There is easy access to the M1 motorway via junction 40, ideal for the commuter wishing to work or travel further afield. Local bus routes run to and from Wakefield city centre.

All in all, this is an ideal family home which truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

OPEN 7 DAYS A WEEK



ENTRANCE HALL

Composite entrance door leading into the entrance hallway. Staircase to the first floor landing, radiator and door to the lounge.

LOUNGE

13' 10" x 14' 4" (4.24m x 4.38m)

Two UPVC double glazed windows to the front, radiator, coving to the ceiling and feature multi-fuel burner with exposed brick surround on a solid stone hearth. Door to the breakfast kitchen.

BREAKFAST KITCHEN

17' 4" x 6' 3" (5.30m x 1.92m)

A range of wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink and drainer. Plumbing for a washing machine, four ring gas hob with cooker hood above, integrated oven and grill, space for fridge/freezer, wood flooring, part tiled walls, radiator, recessed ceiling spotlights, two UPVC double glazed windows to the rear, under stairs storage cupboard housing the boiler and door leading to the conservatory.



CONSERVATORY

9' 9" x 13' 5" (2.98m x 4.09m)

Fully double glazed UPVC over a brick built base with French doors to the rear garden. Wood flooring.



FIRST FLOOR LANDING

UPVC double glazed window to the side, recessed ceiling spotlights, loft access and doors to two bedrooms and the house bathroom/w.c.

MASTER BEDROOM

14' 6" x 11' 4" (4.42m x 3.46m)

UPVC double glazed window to the front, exposed wooden floorboard, recessed ceiling spotlights, contemporary radiator, exposed brick wall and squared archway to the dressing room.



DRESSING ROOM

4' 7" x 6' 1" (1.41m x 1.87m)

Currently utilised as a nursery, however could be used for a variety of purposes such as study. UPVC double glazed window to the front and exposed brick wall.

BEDROOM TWO

8' 5" x 9' 1" (2.59m x 2.78m)

UPVC double glazed window to the rear and radiator.

HOUSE BATHROOM/W.C.

6' 2" x 8' 7" (1.89m x 2.64m)

Three piece white suite comprising of a low flush w.c, pedestal wash basin and P-shaped panelled bath with waterfall tap and mixer shower over. Part porcelain tiled walls and fully tiled floor, two UPVC double glazed frosted window to the rear, radiator and recessed LED spotlights.



OUTSIDE

To the front of the property there is a low maintenance patterned concrete garden area with a shared block paved driveway leads by the side of the property to a brick built semi detached garage with electric up and over door. Whilst to the rear of the property there is a lawned garden incorporating block paved and timber decked patios, ideal for entertaining purposes.



DIRECTIONS

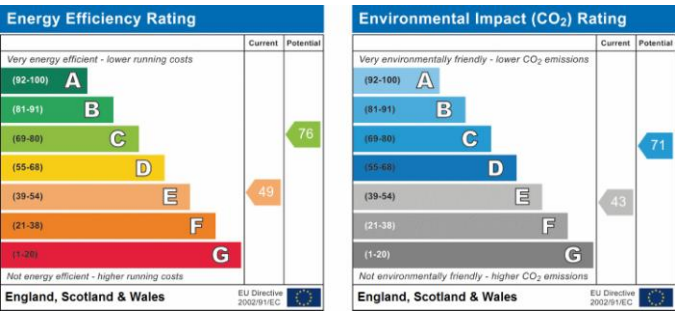
Leave Ossett town centre via Station Road heading towards Horbury, turn right at Horbury Road and your first left onto Sowood Avenue.

VIEWINGS

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

EPC RATING

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



LAYOUT 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.