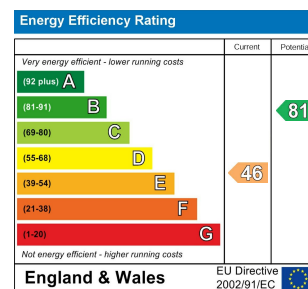
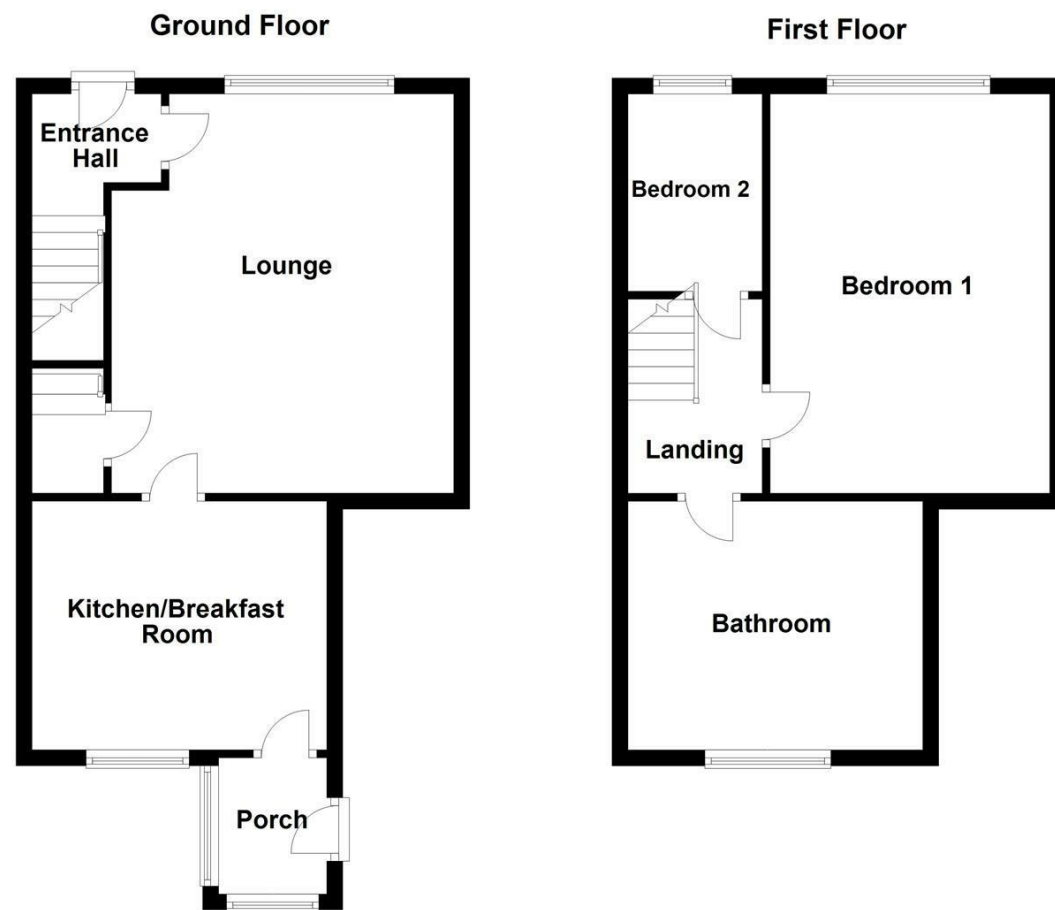




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**49 Horbury Road, Ossett, WF5 0BS**  
**For Sale Freehold Offers In The Region Of £199,500**

Well maintained throughout is this spacious two bedroom semi detached home which would benefit from some updating and offers further potential to extend subject to necessary consent and planning benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, cellar, kitchen/breakfast room and rear porch. Stairs to the first floor lead to two bedrooms and bathroom/w.c. Outside there is a low maintenance garden to the front with driveway to the side providing off street parking leading to a garage. To the rear there is a lawned garden with plants, trees and shrubs bordering incorporating flagged patio areas.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and schools, with local bus routes nearby. Ossett also has a twice weekly market and great access to the motorway network.

Offering huge potential throughout, an ideal home for the professional couple or growing family and is offered for sale with no chain and vacant possession upon completion.





## ACCOMMODATION

### ENTRANCE HALL

Radiator and stairs to the first floor landing. Door through into the lounge.

### LOUNGE

16'5" x 14'0" [5.01m x 4.29m]

Radiator, UPVC double glazed window to the front, gas fire with slate tiled back, hearth and stone surround. Coving to the ceiling and door to the kitchen/breakfast room and door down to the cellar.



### CELLAR

Power and light. Space for fridge at the top and space for freezer.

### KITCHEN/BREAKFAST ROOM

12'5" x 10'3" [3.79m x 3.14m]

Modern fitted wall and base units with work surface over incorporating stainless steel circular sink and drainer. Space for a cooker, radiator, gas fire with a granite back and hearth, UPVC double glazed window to the rear and coving to the ceiling.

### REAR PORCH

Window to the rear and side, tiled floor and door to the side leading to the garden. Space for fridge and plumbing for washing machine.

### FIRST FLOOR LANDING

Coving to the ceiling, loft access and doors to two bedrooms and bathroom/w.c.

### BEDROOM ONE

16'6" x 8'11" [up to built in wardrobes] [5.03m x 2.72m [up to built in wardrobes]]

UPVC double glazed window to the front, radiator

and built in wardrobes to one side.



### BEDROOM TWO

5'7" x 8'9" [1.71m x 2.67m]

UPVC double glazed window to the front and radiator.



### BATHROOM/W.C.

11'1" x 10'3" [3.40m x 3.14m]

Low flush w.c., shower cubicle with mixer shower, panelled bath, fitted cupboard and dressing table area. Radiator, door to airing cupboard, UPVC double glazed frosted window to the rear and water heater.



### OUTSIDE

To the front there is a low maintenance garden with path to the front door and driveway to the

side of the property providing off street parking leading to a detached garage. There is an attractive lawned garden incorporating stone flagged patio area, ideal for entertaining purposes with plants, trees and shrubs bordering. There is a greenhouse and timber built shed.



### 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.

### 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.