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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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**31 Rydale Court, Ossett, WF5 8NH**

**For Sale Freehold Guide Price £199,950**

Enjoying a tucked away position is this three bedroom end town house benefitting from well proportioned bedrooms, modern house bathroom, double driveway and enclosed rear garden.

The property fully comprises of entrance porch leading into living room, dining area with archway into the kitchen and conservatory to the rear. The first floor landing leads to three bedrooms and the three piece suite house bathroom/w.c. Outside to the front, a double driveway provides ample off road parking with paved pathway leading down the side through a timber gate accessing the enclosed rear garden. Within the rear garden is a paved patio area, timber summerhouse and garden section which could be utilised for a variety of purposes, enclosed by timber panelled surround fences on all three sides.

The property is within walking distance to the local amenities and schools located within the sought after village of Ossett which benefits from a twice weekly market and the M1 motorway being only a short distance away, perfect for the commuter looking to the travel further, as well as main bus routes running to and from Wakefield city centre.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE PORCH

Two UPVC double glazed frosted windows either side of the door and two further UPVC double glazed windows. UPVC double glazed door with UPVC double glazed window to the side leading into the living room.

### LIVING ROOM

13'10" [max] x 10'11" [min] x 12'11" [4.22m [max] x 3.33m [min] x 3.95m]

UPVC double glazed window overlooking the front aspect, laminate flooring, radiator with radiator cover and staircase leading to the first floor landing. Living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. Opening providing access into the dining area.



### DINING AREA

10'6" x 7'4" [3.21m x 2.25m]

Laminate flooring, central heating radiator, door to understairs storage cupboard housing the combi condensing boiler, set of UPVC double glazed French doors leading into the conservatory and feature archway leading into the kitchen.



### KITCHEN

6'2" x 10'5" [1.90m x 3.19m]

Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, integrated dishwasher, integrated oven and grill with four ring gas hob with cooker hood and glass surround. Space for a large fridge freezer, laminate flooring, downlights built into wall cupboards, display cabinets, UPVC double glazed window looking through to the conservatory.



### CONSERVATORY

9'4" x 13'5" [2.85m x 4.10m]

Power and light within, half brick built base with UPVC double glazed windows on all three sides, set of UPVC double glazed French doors leading out to the rear garden, electric fire and ceiling fan.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access and doors providing access to three bedrooms and the modern house bathroom.

### BEDROOM ONE

8'3" x 10'6" [min] x 13'10" [max] [2.53m x 3.22m [min] x 4.22m [max]]

UPVC double glazed window overlooking the front elevation, laminate flooring, central heating radiator and door providing access into the airing cupboard over the bulkhead of the stairs.

### BATHROOM/W.C.

7'5" x 5'2" [2.27m x 1.59m]

Panelled bath with two chrome taps, bi-folding glass shower screen and separate mixer shower over, ceramic wash basin with mixer tap built into high gloss vanity cupboards below, low flush w.c., half tiled walls and fully tiled floor. Inset spotlights to the ceiling, extractor fan and chrome ladder style radiator.



### BEDROOM TWO

7'5" x 9'6" [2.27m x 2.92m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



### BEDROOM THREE

6'6" x 6'2" [2.0m x 1.88m]

UPVC double glazed window overlooking the rear elevation.

### OUTSIDE

To the front of the property there is ample off road parking provided by a block paved double driveway and a paved pathway to the right hand side through a timber gate accessing the enclosed rear garden. Within the rear garden, there's a paved patio area, perfect for entertaining and dining purposes and timber summerhouse, overlooking a garden section, which could be utilised for a variety of purposes. The rear garden has timber panelled surround fences on three sides, making it completely enclosed 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.

### 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.