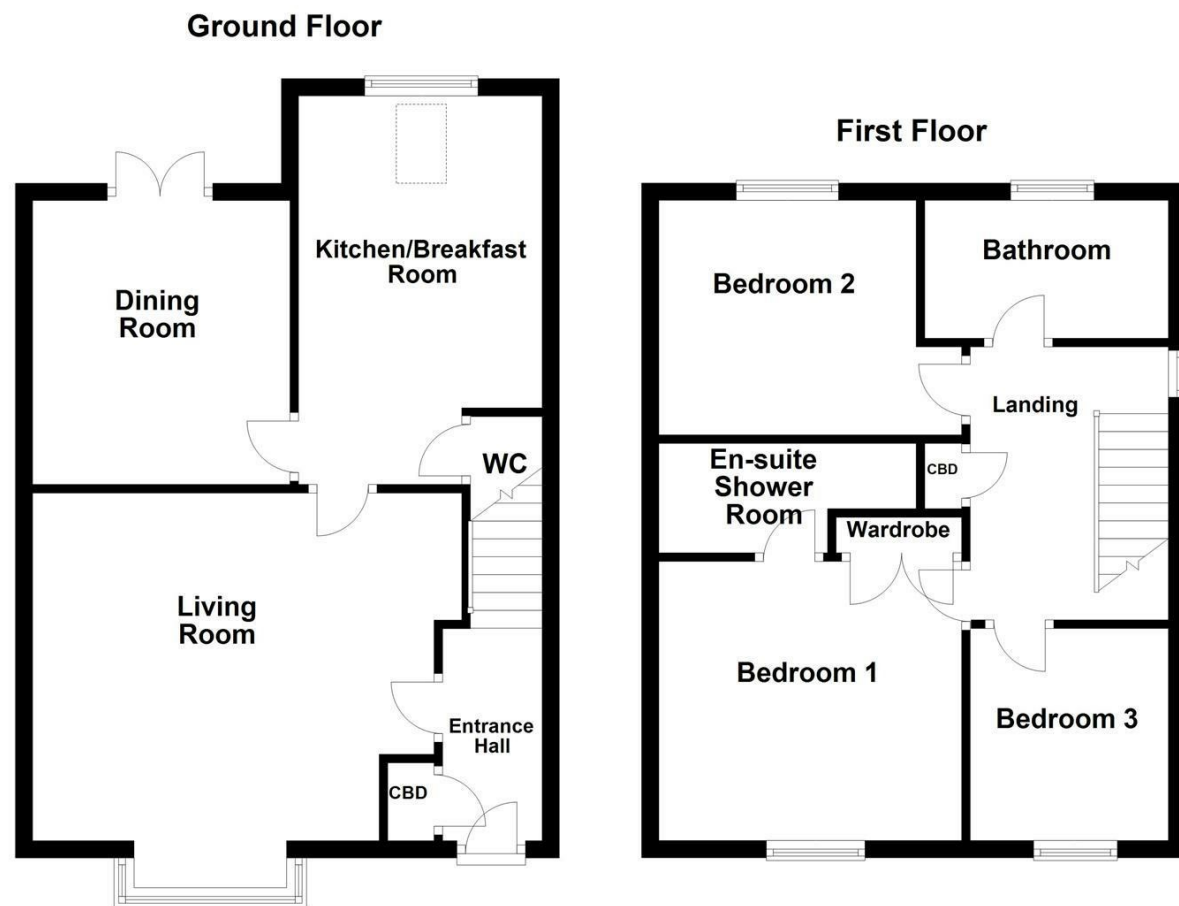




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 53 Intake Lane, Ossett, WF5 0RS

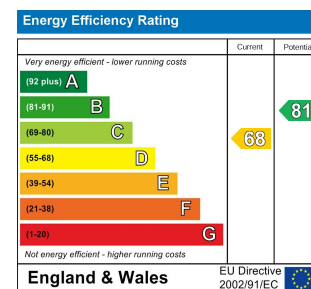
**For Sale Freehold £270,000**

Situated in the sought after town of Ossett and nestled in a cul-de-sac location is this deceptively spacious three bedroom semi detached house benefitting from off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen/breakfast room, downstairs w.c. and dining room. The first floor landing leads to three bedrooms (with bedroom one boasting en suite shower room and built in wardrobe) and the house bathroom/w.c. Outside to the front is a lawned garden with pathway to the front door and tarmac driveway leading to the single detached garage. The rear garden is lawned with paved patio area and fully enclosed by timber fencing.

Located close to amenities such as shops and schools, local bus routes travel to and from Wakefield city centre. Ossett town centre benefits from a twice weekly market and the M1 motorway is only a short distance away ideal for those wishing to travel further afield.

This property would make a fantastic family home and an early viewing is highly recommended to avoid disappointment.



**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.

**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



#### ACCOMMODATION

##### ENTRANCE HALL

Central heating radiator, LED ceiling spotlights, doors to storage cupboard and living room. Stairs to the first floor landing.

##### LIVING ROOM

16'4" x 13'3" (max) x 6'11" (min) [5.0m x 4.05m (max) x 2.11m (min)]  
UPVC double glazed box window to the front, central heating radiator, coving to the ceiling, LED spotlights and door leading into the kitchen/breakfast room.



##### KITCHEN/BREAKFAST ROOM

14'9" x 9'3" (max) x 6'0" [4.52m x 2.84m (max) x 1.85m]  
UPVC double glazed window to the rear, Velux skylight, side composite frosted double glazed door, central heating radiator, LED ceiling spotlights and doors to the dining room and downstairs w.c.. Range of modern wall and base units with quartz work surface over, downlights, kickboard lighting, inset ceramic double sink and drainer with mixer tap, space and plumbing for a fridge/freezer and washing machine, integrated dishwasher, wine cooler and oven with four ring gas hob with stainless steel extractor hood above.



##### W.C.

2'9" x 4'4" [0.84m x 1.34m]  
Central heating radiator, LED ceiling spotlights, extractor fan, low flush w.c., pedestal wash basin with mixer tap and storage below.

##### DINING ROOM

9'8" x 10'10" [2.97m x 3.31m]  
Set of UPVC double glazed French doors leading out to the rear, LED ceiling spotlights and central heating radiator.



##### FIRST FLOOR LANDING

Loft access, LED ceiling spotlights, central heating radiator and UPVC double glazed frosted window to the side. Doors to three bedrooms, the house bathroom and storage cupboard.

##### BEDROOM ONE

10'9" x 11'8" [3.28m x 3.56m]  
UPVC double glazed window to the front, central heating radiator, LED ceiling spotlights, access to built in wardrobe and en suite shower room.



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

4'1" x 9'5" (max) x 6'7" (min) [1.25m x 2.88m (max) x 2.03m (min)]  
LED ceiling spotlights, extractor fan, chrome ladder style radiator, concealed low flush w.c., wash basin with mixer tap and storage unit, shower cubicle with overhead shower and glass shower screen.

##### BEDROOM TWO

8'11" x 11'8" (max) x 9'9" (min) [2.72m x 3.57m (max) x 2.98m (min)]  
UPVC double glazed window to the rear, central heating radiator and LED ceiling spotlights.



##### BEDROOM THREE

7'7" x 7'6" [2.32m x 2.31m]  
UPVC double glazed window to the front, LED ceiling spotlights and central heating radiator.

##### BATHROOM/W.C.

5'10" x 9'5" [1.8m x 2.88m]  
UPVC double glazed frosted window to the rear, LED ceiling spotlights, extractor fan, ladder style radiator, low flush w.c., ceramic wash basin with mixer tap and storage below, bath with mixer tap and separate shower cubicle with overhead shower and glass shower screen.



##### OUTSIDE

To the front of the property the garden is laid to lawn with paved pathway leading to the front door and tarmac driveway providing off road parking for one vehicle leading to the single detached garage with up and over door. To the rear the garden is laid to lawn with paved patio area, perfect for outdoor dining and entertaining and fully enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.