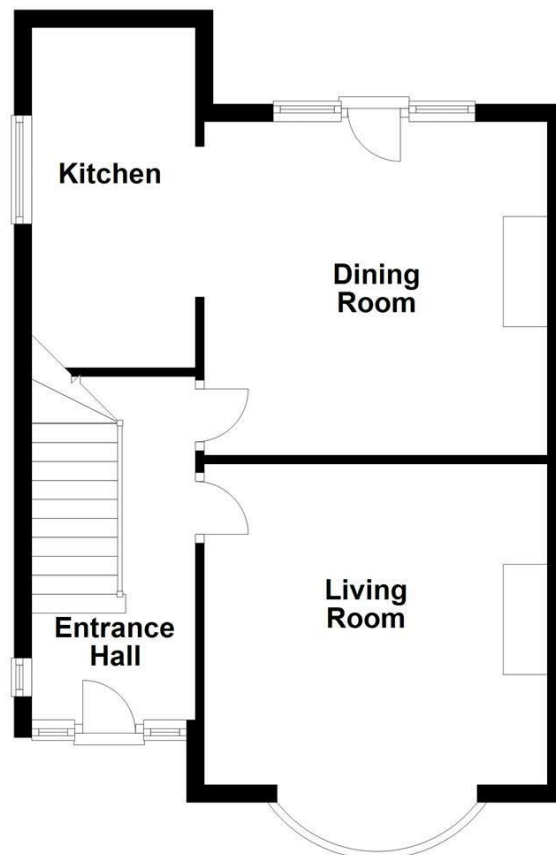


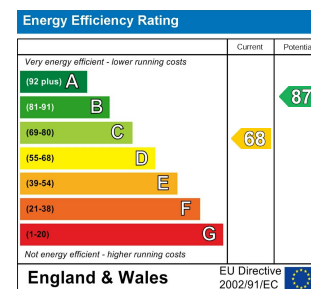
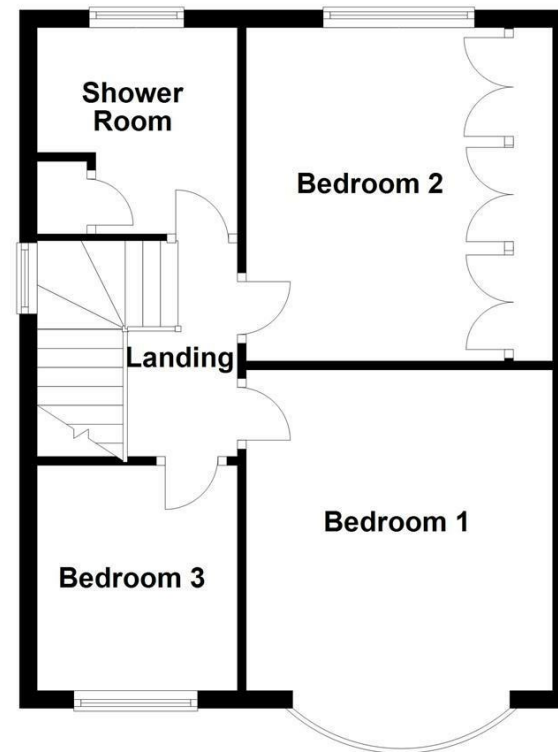


WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

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.



43 Kingsway, Ossett, WF5 8DE
For Sale Freehold Offers Over £285,000

Located within close proximity to Ossett town centre is this three bedroom semi detached house offered to the market with no chain and renovated to a high standard throughout, having two large reception rooms, modern fitted kitchen with appliances and modern fitted shower room. Ample off road parking, landscaped rear garden and large timber summer house. UPVC double glazed window and gas central heating.

The accommodation fully comprises entrance hall, living room with bay window and feature fireplace, sitting/dining room with archway into the kitchen. To the first floor there are three good size bedrooms and modern house shower room/w.c. Outside, there is an Indian stone paved driveway providing ample off road parking, double timber gates and an enclosed rear garden with Indian stone paved patio area, AstroTurf area and a large timber summerhouse.

Located within close proximity to amenities such as shops and schools, local bus routes travel to and from Ossett centre. The M1 motorway is only a short drive away.

An internal viewing is recommended to reveal all that is on offer at this quality home.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door with frosted windows, UPVC double glazed window to the side, doors into the living room and dining room. Laminate flooring, staircase leading to the first floor landing, central heating radiator.

LIVING ROOM

3.74m x 3.64m

Walk in bay UPVC double glazed window to the low maintenance front aspect, living flame effect gas fire on a marble hearth with cast iron detailing and wooden decorative surround, picture rail, central heating radiator and laminate flooring.

SITTING/DINING ROOM

3.73m x 3.79m

UPVC double glazed door with UPVC double glazed windows having lead inserts to either side opening onto the enclosed rear garden. Cast iron multi fuel burner inset to the chimney breast with stone hearth with decorative slate tiled interior. Archway to the modern fitted kitchen. Laminate flooring and central heating radiator.



KITCHEN

1.84m x 3.85m

A range of wall and base units with solid wooden work surfaces over and solid wooden up stands, 1 1/2 sink and drainer with mixer tap, UPVC double glazed window to the side, wall mounted display cabinet, integrated oven and grill, four ring gas hob, black splashback and cooker hood over. Space for fridge freezer, integrated washing machine, laminate flooring, built in wine rack, solid wooden shelves.



FIRST FLOOR LANDING

UPVC double glazed window to the lead inserts to the side, loft access, doors to the three bedrooms and house shower room/w.c.

SHOWER ROOM/W.C.

7'5" x 6'9" [2.28m x 2.06m]

Walk in shower cubicle with L-shaped screen and flush chrome mixer shower with chrome rain shower head and shower attachment. Low flush w.c with concealed cistern, wash basin set into work surface with chrome mixer tap and vanity cupboards below. UPVC cladding to the walls, tiled floor, chrome ladder style radiator, door to the boiler cupboard housing the condensing combi boiler, UPVC double glazed frosted window to the rear.



BEDROOM ONE

11'5" x 12'0" [3.48m x 3.66m]

UPVC double glazed bay window to the front elevation and a central heating radiator.



BEDROOM TWO

12'5" x 9'5" [3.80m x 2.89m]

Three built in double wardrobes with storage cupboards, UPVC double glazed window with lead inserts to the rear, central heating radiator.



BEDROOM THREE

8'4" x 6'11" [2.56m x 2.13m]

UPVC double glazed window to the front elevation with lead inserts and central heating radiator.

OUTSIDE

To the front there is an Indian stone paved double driveway providing ample off road parking with double timber gates, concrete driveway continues down the side of the property, solid stone wall, hot and cold water taps, storage with door. The rear garden has an Indian stone paved patio area ideal for entertaining and dining purposes. AstroTurf rear garden with timber paneled fences, large timber summerhouse with timber double doors to the front and two single glazed windows, power and light, timber door into store room with light.



EPC RATING

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