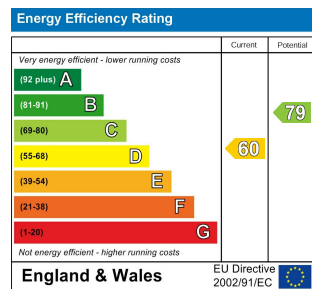


Total area: approx. 105.8 sq. metres (1139.0 sq. feet)



**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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**15 Guildford Street, Ossett, WF5 8LL**

**For Sale Freehold £199,950**

**\*\*ATTENTION INVESTORS\*\*** Having been renovated throughout to a high standard by the current owner, with tenant in situ and deceptively spacious from the road side is this superbly appointed three bedroom mature terrace property benefiting from UPVC double glazing and gas central heating.

The property comprises of entrance porch, lounge, cellar, fitted kitchen with oven and hob, dining room with French doors leading out to the garden. To the first floor there are three bedrooms (two of which are doubles) and a contemporary house bathroom/w.c. Low maintenance buffer garden to the front and a lawned garden at the rear incorporating stone flagged and timber decked patio areas.

The property is well placed for local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network. Ossett town centre benefits from a twice weekly market.

Offered for sale with tenant in situ, an ideal purchase for the property investor. An early viewing comes highly recommended.





#### ACCOMMODATION

##### ENTRANCE PORCH

Entrance door. Door into the lounge.

##### LOUNGE

18'0" x 12'5" [5.49m x 3.79m]

Laminate flooring, radiator, two UPVC double glazed windows to the front, door to the inner hallway, stairs to the first floor landing.



##### INNER HALLWAY

Door to the cellar. Opening into the kitchen.

##### CELLAR

##### KITCHEN

13'5" x 8'7" [4.11m x 2.62m]

A range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, stainless steel four ring gas hob, integrated oven and grill, radiator, laminate flooring, pull out filter, UPVC double glazed window to the rear. Recess ceiling spotlights, space for fridge freezer, door to the dining room.



##### DINING ROOM

13'6" x 7'9" [4.14m x 2.37m]

Radiator, laminate flooring, UPVC double glazed French doors to the rear.



##### FIRST FLOOR LANDING

Doors to three bedrooms and bathroom/w.c.

##### BEDROOM ONE

16'6" x 13'8" [5.03m x 4.19m]

Two UPVC double glazed windows to the front, radiator.



##### BEDROOM TWO

9'0" x 9'6" [2.76m x 2.90m]

UPVC double glazed window to the rear, radiator.

##### BEDROOM THREE

8'1" x 7'7" [2.47m x 2.32m]

UPVC double glazed window to the rear, radiator.

##### HOUSE BATHROOM/W.C.

Four piece suite comprising low flush w.c., wash basin over pedestal, airing cupboard, heated chrome towel radiator, fully tiled walls and floor, shower cubicle with mixer shower and panelled bath. UPVC double glazed frosted window to the rear.



##### OUTSIDE

To the rear there is a lawned garden incorporating stone flagged and timber decked patio areas ideal for entertaining purposes. Low maintenance buffer garden to the front and on street parking.



##### PLEASE NOTE

The photos were taken when the property was empty. The tenant is currently on a periodic tenancy.

##### 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.

##### COUNCIL TAX BAND

The council tax band for this property is A

##### EPC RATING

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

##### VIEWINGS

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