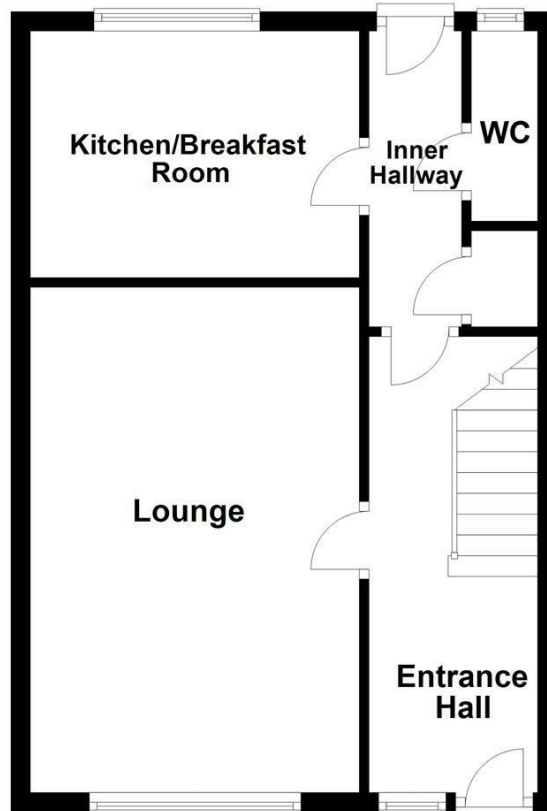


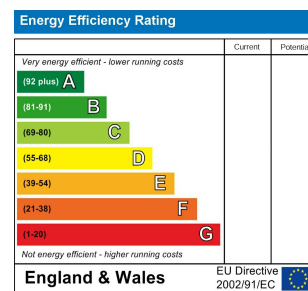
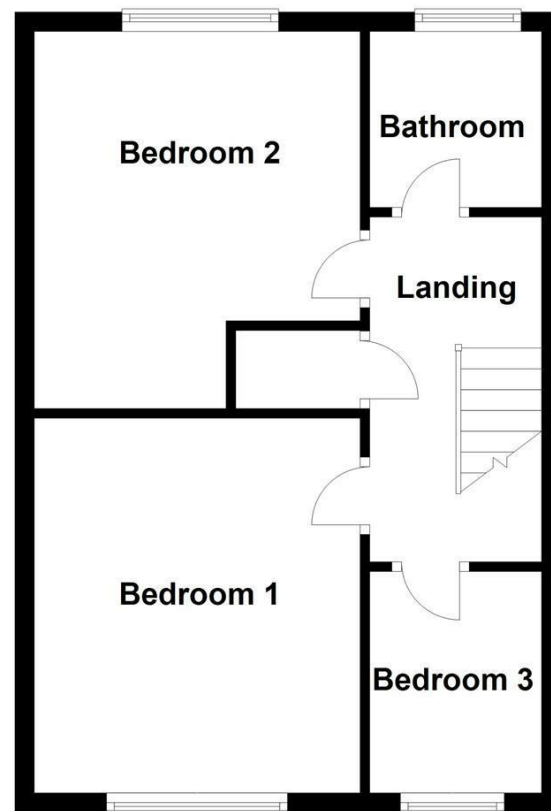


**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

**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.



**3 Pickering Drive, Ossett, WF5 9QZ**

**For Sale Freehold £176,300**

Superbly appointed throughout and having been renovated by the current owner is this spacious three bedroom mid town house. Boasting a superb interior to include brand new kitchen and bathroom, along with newly laid carpets and flooring, complemented by gas central heating installed in December 2023.

The accommodation fully comprises entrance hall, lounge, modern fitted breakfast kitchen, cloaks and separate w.c., first floor landing, three well proportioned bedrooms and contemporary house bathroom/w.c. Outside, to the front and rear there are low maintenance stone pebbled gardens.

The property is located close to amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network for those looking to work or travel further afield.

A fantastic home ideal for the first time buyer, couple or family looking to gain access onto the property market and is offered for sale with no chain and vacant possession.





## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door, wood effect floor, radiator, stairs to the first floor landing, doors to the lounge and inner hallway.

### LOUNGE

11'1" x 17'0" [3.40m x 5.20m]

UPVC double glazed window to the front and radiator.



### INNER HALLWAY

Radiator, composite door to the rear, doors into the kitchen, under stairs storage and downstairs w.c.

### W.C.

Low flush w.c., wash basin, work surface over base units, tiled walls, UPVC double glazed frosted window to the rear, heated chrome towel radiator and wood effect flooring.

### KITCHEN BREAKFAST ROOM

11'0" x 8'5" [3.37m x 2.58m]

Newly fitted kitchen with modern wall and base units with matching work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, tiled splashbacks, space for fridge and freezer, radiator, four ring gas hob, integrated oven and grill, stainless steel filter hood over, UPVC double glazed window to the rear, drawers.

### FIRST FLOOR LANDING

Airing cupboard, loft access, doors to three bedrooms and bathroom/w.c. Newly laid carpet to the staircase and landing.

### BEDROOM ONE

10'7" x 12'11" [3.23m x 3.95m]

UPVC double glazed window to the front, radiator, fitted wardrobes and dressing table area to one wall.



### BEDROOM TWO

11'8" x 10'7" max x 7'9" min [3.58m x 3.23m max x 2.38m min]

UPVC double glazed window to the rear, radiator.

### BEDROOM THREE

7'10" x 6'11" [2.41m x 2.13m]

UPVC double glazed window to the front, radiator.

### BATHROOM/W.C.

6'5" x 6'3" [1.97m x 1.91m]

Brand new installed with low flush w.c., pedestal wash basin, panelled bath with mixer shower, part tiled walls, UPVC double glazed frosted window to the rear, tiled effect floor and heated chrome towel radiator.



### OUTSIDE

Low maintenance pebbled garden to the rear with brick built outhouse suitable for storage.



### 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.

### 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.