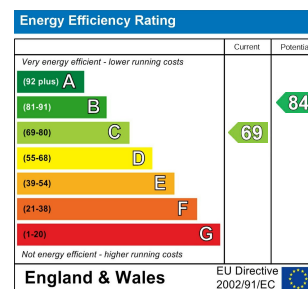
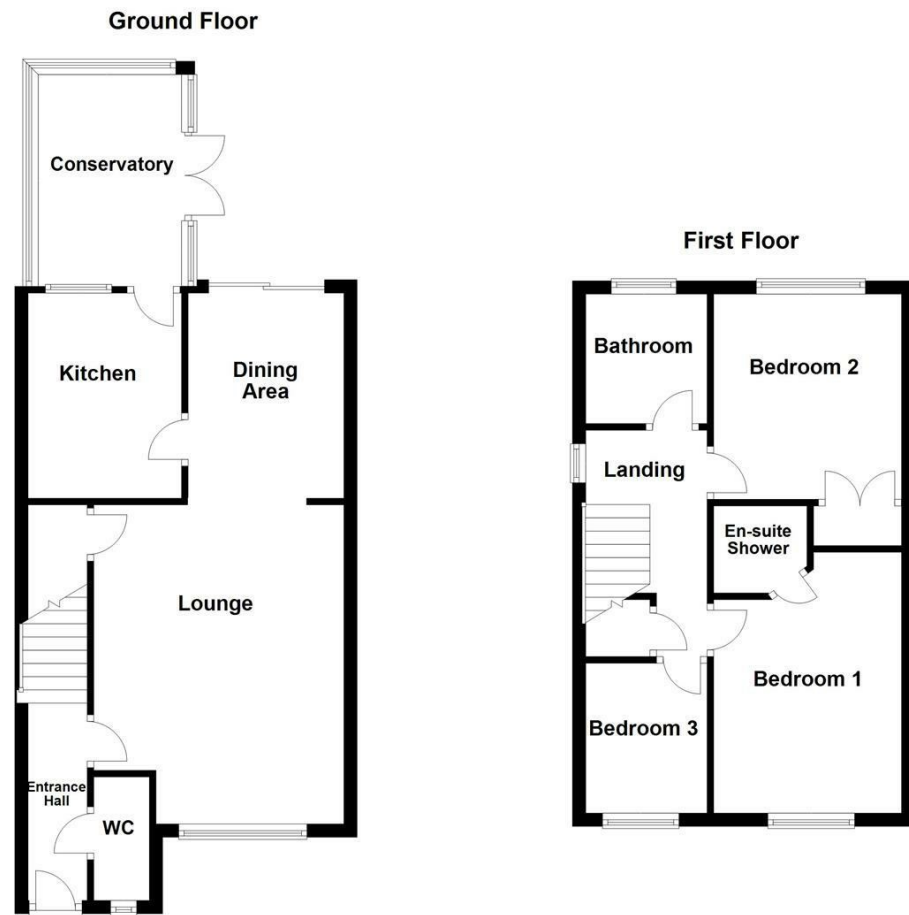




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**IMPORTANT NOTE TO PURCHASERS**

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\*

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 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 Kingsway Court, Ossett, WF5 8EG**

**For Sale Freehold £315,000**

Well appointed throughout and situated on a pleasant cul-de-sac position is this attractive and modern three bedroom detached family home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., lounge/dining room, kitchen and conservatory. Stairs to the first floor lead to three bedrooms all with fitted wardrobes (bedroom one with en suite shower room including basin), and a contemporary main house bathroom/w.c. Outside, a lawned garden to the front and driveway providing off street parking. There is a further driveway to the side leading to the semi detached brick built garage. To the rear there is an attractive lawned garden with plants and shrubs bordering incorporating terraced patio.

Ossett plays host to a range of amenities including shops and good schools with local bus routes nearby and Ossetts twice weekly market. The motorway network is only a short drive away, perfect for those looking to travel further afield.

An ideal home for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door into entrance hall. Radiator, laminate floor, stairs to the first floor landing and doors to the lounge and downstairs w.c.

### W.C.

Low flush w.c., pedestal wash basin, tiled floor, radiator and UPVC double glazed frosted window to the front.

### LOUNGE/DINING ROOM

12'4" (max) x 7'8" (min) x 26'5" (3.78m (max) x 2.36m (min) x 8.07m) UPVC double glazed window to the front, UPVC sliding patio doors to the rear, laminate floor, two radiators, coving to the ceiling, dado rail and gas fire with marble back, hearth and attractive surround. Door to understairs cloaks storage and door into the kitchen.



### KITCHEN

7'6" x 9'8" (2.31m x 2.97m)

Range of wall and base units with work surface over incorporating 1 1/2 sink and drainer, plumbing for a washing machine, integrated oven and grill with tiled splash back, four ring gas hob and filter hood above. Drawers down the base units and integrated fridge/freezer. Radiator, laminate floor, UPVC double glazed window and door to the rear leading into the conservatory.

### CONSERVATORY

7'3" x 7'0" (max) (2.22m x 2.15m (max))

Fully UPVC double glazed on a brick built base with French doors to the side.



### FIRST FLOOR LANDING

Loft access, airing cupboard, UPVC double glazed window to the side, doors to three bedrooms and the bathroom.

### BEDROOM ONE

9'4" x 13'2" (2.87m x 4.03m)

UPVC double glazed window to the front, radiator, laminate floor, quality fitted wardrobes to two sides of the wall and door to the en suite shower room.



### EN SUITE SHOWER ROOM

4'11" (max) x 3'8" (max) (1.50m (max) x 1.13m (max))

Wash basin, shower cubicle with mixer shower, tiled floor and recess ceiling spotlights.

### BEDROOM TWO

9'4" x 10'4" (2.87m x 3.17m)

UPVC double glazed window to the rear, radiator, coving to the ceiling, laminate floor and built in wardrobe space.



### BEDROOM THREE

6'6" x 7'6" (2.0m x 2.30m)

UPVC double glazed window to the front, radiator, fitted cupboards, coving to the ceiling, fitted wardrobes and drawers to one side of the wall.

### BATHROOM/W.C.

6'4" x 5'8" (1.95m x 1.75m)

Three piece white suite comprising concealed low flush w.c., wash basin with vanity cupboards and panelled bath with mixer shower over. Fully tiled walls and floor, heated chrome towel radiator and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front is a lawned garden and block paved driveway providing off street parking. In addition, there is a further tarmacadam driveway to the side providing off street parking leading to a brick built semi detached garage with up and over door. To the rear there is an attractive lawned garden with plants and shrubs bordering incorporating terraced patio.



### 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.